



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, NOVEMBER 20, 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/85460834829?pwd=WDNoL0dHN3AzUkZjWkEwSGNVNIJRQT09>

Meeting ID: 854 6083 4829

Passcode: 285294

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 October 16, 2023

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – October 2023
 - B. Resolution to Authorize the Sale of 8 Vacant Lots in Lansing to Magnolia Farms
3. Administration
 - A. Accounts Payable – October 2023
 - B. Budget 2023 3rd quarter update
 - C. Communications Narrative / Executive Director's Report
 - D. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
 - Next meeting Monday, December 18, 2023, at 5pm.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne I Case
EXECUTIVE DIRECTOR
rcase@ingham.org

3024 Turner Street
Lansing MI 48906

517.267.5221
www.inghamlandbank.org



OCTOBER 16, 2023 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

October 16, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/83340719642?pwd=TXltdGJVY1NBTEExhaENIU0tYNTJudz09>

Meeting ID: 833 4071 9642

Passcode: 228257

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

CALL TO ORDER

Chairperson Fox called the October 16, 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, Pena, Sebolt

Members Absent: Frischman

Others Present: Tim Perrone, David Burns, Belinda Fitzpatrick, Eleanor Siler, Ursula D Siler.

APPROVAL OF THE MINUTES

MINUTES OF SEPTEMBER 18, 2023 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

Public Hearing for the Ingham County Land Bank proposed 2024 Budget

LIMITED PUBLIC COMMENT

Belinda Fitzpatrick asked Chairperson Fox if the red tagged fees would be going on into the forfeiture and foreclosure process. Mr. Perrone stated that it would be a matter for the City of Lansing to return that as a lien on a property under the tax roll. Chairperson Fox stated that the City of Lansing is entitled to apply any fee that is not paid and the County has no ability to refuse those fees. Chairperson Fox added that this has nothing to do with Land Bank, and only a function of the County Treasurer. Ms. Fitzpatrick said its indirectly related. She stated that a lot of the properties eventually end up at the Land Bank, starting out as a red-tagged property. Ms. Fitzpatrick noted a few specific properties that were red tagged and ended up at the Land Bank. She stated that she knows that the Land Bank is doing something positive, but she had 2 houses that were red tagged and she believes they were wrongly tagged.

Eleanor Siler stated that Utopia Gardens is leasing property on Eighth St from the Land Bank for a garden. The lease ends in January 2025, and they would like to purchase the land from the Land Bank. Ms. Siler stated that they have been told that it's developable property and not allowed, and wanted to attend the Board meeting to clarify the policies and decisions on vacant land sales. Mr. Burns stated that he was not familiar with this specific property, but when properties come to the Land Bank, we look at them as being developable and able to put grant funded homes on them with the tools that the Land Bank has. Ms. Siler believes there are good reasons with these 2 particular lots, to keep them open to the public for community gardening. Chairperson Fox stated that part of the fact is that opportunities arise to funding to

OCTOBER 16, 2023 REGULAR MEETING

build housing and we don't know that until it happens. So there is a lot of fluidity to the question of what is developable and what's not. Five years ago, there wasn't much money, but now there are a lot of funds and changes occur. It makes sense to set up a meeting and discuss it.

PUBLIC HEARING FOR PROPOSED 2024 BUDGET. Chairperson Fox opened the hearing. No person wished to comment and the hearing was closed.

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. Mr. Burns pointed out the demolitions that were coming up, with funds provided by the State Land Bank. Chairperson Fox stated that Ferguson Development has pulled away from the development of the former Pleasant Grove School. We had a commemorative event at the former Leslie High School that was well attended, and we have an interested developer for the land. Mr. Burns stated that the other Land Bank property in the City of Leslie has some movement and a purchase agreement will be completed and signed soon.

2. Residential

A. List of Properties – September 2023

Brief discussion. David Burns stated that Avalon St all-electric home is listed but don't have any pending offers thus far. Chairperson Fox stated that the properties listed for demolition under the FEMA grants are taking a long, long time, and we will most likely put them on the list to demolish with State Land Bank funds.

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

COMMISSIONER SEBOLT MOVED TO ADOPT THE RESOLUTION. COMMISSIONER GREBNER SUPPORTED.

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 23-08

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 appraised values and the sale prices to each buyer of each property. This cost difference is considered Down Payment Assistance 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 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: Fox, Grebner, Pena, Sebolt ABSENT: Frischman NAY: None Adopted 10/16/23

Chairperson Fox stated that this is for the portion of support that is usually considered as down payment assistance which is the difference between the price to the buyer and the appraised value of the property. ARPA requires a need to eliminate flipping, where people buy low and sell high. The Land Bank has a 20-year owner occupancy covenant that will be included.

3. Administration

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

B. Adoption of 2024 Budget

COMMISSIONER GREBNER MOVED TO ADOPT THE 2024 BUDGET. COMMISSIONER SEBOLT SUPPORTED.

Chairperson Fox pointed out that the total budget is roughly double this year's budget and 6 times what the 2022 budget was. The State keeps finding money that we can use for good purposes. Commissioner Pena asked about the line item of Excess Proceeds – Rafaeli. Chairperson Fox stated that it appears in the most recent decisions that the County is liable and not necessarily the Land Bank's fault. The HHF line item for returning funds to MSHDA is there for informational from previous years, nothing in this 2024 budget.

AYE: Fox, Grebner, Pena, Sebolt ABSENT: Frischman NAY: None
Adopted 10/16/23

C. Communications Narrative / Executive Director's Report

Brief discussion.

D. Legal

Mr. Perrone stated that we are underway with the quiet title action on S Fairview Ave. It's been posted and we're in the mist of the publications. The City Pulse made an error, and the publications have to be in three consecutive weeks, and so we're starting over again.

4. Limited public comment

Belinda Fitzpatrick stated that she was concerned about John Krohn and his reputation on the Eastside. She thinks he has a lot of power in renting out and selling properties. She doesn't think it looks good for the County, and now wondering if there was a connection with the issue of her farm animals.

OCTOBER 16, 2023 REGULAR MEETING

Eleanor Siler asked if she could buy the property on Eighth St. Chairperson Fox stated that a meeting would need to be set up with the Executive Director to discuss the topic. Mr. Burns stated that he would provide a Statement of Interest form after the meeting.

5. Announcements, Comments, or other Questions

Commissioner Pena noted that the Office on Aging is holding a fund raiser which is being utilized for housing. Sixty plus folks that are in need. Raffle tickets available; please spread the word.

6. Adjournment

Chairperson Fox adjourned the meeting at 5:35pm.

Next meeting on November 20, 2023, at 5pm.

Commercial / Multi-Family Properties - Sale Status Report

11/13/2023

	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 started the week of October 16th, to be completed by the end of November 2023. Marketing for the site is in process. RFP process will be considered to select a developer. Commemoration Event was on October 12, 6-7pm on school grounds. Corner and name plate stones saved for the City of Leslie, along with a time capsule that was pulled from the cornerstone dated 1928.
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**October 2023 Sales**

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-31-405-251	Ingham (4524)	Lansing	Residential Vacant	5,520.00	10/12/2023
33-01-01-31-405-261	Ingham (4512)	Lansing	Residential Vacant	5,520.00	10/12/2023

Residential Properties - in progress

Parcel #	Address	Project type	Listing \$	Notes
33-01-01-30-478-121	(3318) Avalon St	All electric/solar	145,000	Pending offer
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 - setting house beginning of December		
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. House dedicated 10/28/23		
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 December 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 SALE OF EIGHT (8) VACANT PARCELS IN LANSING
TO MAGNOLIA FARMS
RESOLUTION 23-XX

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

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

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

WHEREAS, the 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	33-01-01-14-358-362	S Magnolia Ave	2008	Local Unit Rejection	Received as a vacant lot	\$1022
2	33-01-01-14-359-182	S Magnolia Ave	2012	Local Unit Rejection	Received as a vacant lot	\$1216
3	33-01-01-14-363-032	S Hayford Ave	2009	Local Unit Rejection	Received as a vacant lot	\$405
4	33-01-01-14-363-042	S Hayford Ave	2009	Local Unit Rejection	Received as a vacant lot	\$405
5	33-01-01-14-363-052	S Hayford Ave	2009	Local Unit Rejection	Received as a vacant lot	\$405
6	33-01-01-14-363-062	S Hayford Ave	2009	Local Unit Rejection	Received as a vacant lot	\$405
7	33-01-01-14-363-072	S Hayford Ave	2009	Local Unit Rejection	Received as a vacant lot	\$405
8	33-01-04-23-104-161	S Hayford Ave	2018	Local Unit Rejection	Demolished Mar 2020 – CDBG funds	\$405

WHEREAS, Magnolia Farms would like to purchase 8 vacant parcels all within the floodplain with the intent to continue gardening and agricultural use. Magnolia Farms has been a long-standing agricultural collaborative since 2013. This group has been an asset to the community and neighborhood, turning vacant land into an oasis of fresh food. They grow fruits, vegetables, flowers, medicinal and culinary herbs, and distribute the bulk of what is grown within a 5-mile radius. What started as a large garden on one lot has since expanded and has served as an informal incubator farm space, providing resources, infrastructure, and market to beginner farmers; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these eight (8) parcels to Magnolia Farms for the total market rate of \$4,668.

AYE: ABSENT: NAY: Adopted

11/06/2023

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 10/01/2023 - 10/31/2023

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
10/13/2023	GEN	14818	ALL STAR	ALL STAR SNOW REMOVAL	2,390.00
10/13/2023	GEN	14819	MENARDS	CAPITAL ONE COMMERCIAL	266.15
10/13/2023	GEN	14820	WEST SIDE	CHARTER TOWNSHIP OF LANSING	35.08
10/13/2023	GEN	14821	CITY PULSE	CITY PULSE	157.25
10/13/2023	GEN	14822	MOHR CODY	CODY MOHR	360.00
10/13/2023	GEN	14823	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	245.00
10/13/2023	GEN	14824	GRANGER	GRANGER	130.34
10/13/2023	GEN	14825	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	2,995.33
10/13/2023	GEN	14826	HOUSING	INGHAM COUNTY HOUSING COMMISSION	2,046.20
10/13/2023	GEN	14827	INGHAM	INGHAM COUNTY TREASURER	6,493.61
10/13/2023	GEN	14828	RHODE	JILL RHODE C.P.A.	2,050.00
10/13/2023	GEN	14829	KEBS	KEBS, INC.	3,800.00
10/13/2023	GEN	14830	KWIK	KWIK REPO INC	7,020.00
10/13/2023	GEN	14831	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	3,352.00
10/13/2023	GEN	14832	MCKIMMY	MELISSA MCKIMMY	334.20
10/13/2023	GEN	14833	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	462.03
10/13/2023	GEN	14834	NORTHERN	NORTHERN HOME IMPROVEMENT	54,622.96
10/13/2023	GEN	14835	ROBIN	ROBIN WRIGHT	285.00
10/13/2023	GEN	14836	CASE	ROXANNE CASE	209.32
10/13/2023	GEN	14837	FOUR	SCHUMACHER'S FOUR SEASONS	3,198.00
10/13/2023	GEN	14838	GRACIA-WIN	VERONICA GRACIA-WING, LLC	550.00
10/13/2023	GEN	14839	VETS	VET'S ACE HARDWARE	50.64
10/13/2023	GEN	14840	WE'RE	WE'RE DIFFERENT LAWNS & MORE	2,295.00
10/27/2023	GEN	14841	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	12,880.00
10/27/2023	GEN	14842	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	6,000.00
10/27/2023	GEN	14843	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	6,000.00
10/27/2023	GEN	14844	ALL STAR	ALL STAR SNOW REMOVAL	3,241.00
10/27/2023	GEN	14845	APPLIED	APPLIED IMAGING	162.65
10/27/2023	GEN	14846	LANSING CI	CITY OF LANSING	210.00
10/27/2023	GEN	14847	CITY PULSE	CITY PULSE	358.90
10/27/2023	GEN	14848	COHL	COHL, STOKER & TOSKEY, P.C.	1,417.49
10/27/2023	GEN	14849	BURNS	DAVID BURNS	216.25
10/27/2023	GEN	14850	EDEN	EDEN GLEN CONDO ASSOCIATION	1,480.00
10/27/2023	GEN	14851	FORESIGHT	FORESIGHT SUPERSIGN	68.00
10/27/2023	GEN	14852	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	18,014.55
10/27/2023	GEN	14853	HOME	HOME DEPOT CREDIT SERVICES	9.52
10/27/2023	GEN	14854	KEBS	KEBS, INC.	2,000.00
10/27/2023	GEN	14855	KWIK	KWIK REPO INC	9,560.00
10/27/2023	GEN	14856	ANDRICK	MICHAEL ANDRICK	31.88
10/27/2023	GEN	14857	CASE	ROXANNE CASE	165.35

GEN TOTALS:

Total of 40 Checks:	155,163.70
Less 0 Void Checks:	0.00
Total of 40 Disbursements:	<u>155,163.70</u>

Bank PR PNC PAYROLL CHECKING

10/13/2023	PR	466(E)	BWL	BOARD OF WATER & LIGHT	330.62
10/13/2023	PR	467(E)	BWL	BOARD OF WATER & LIGHT	15.05
10/13/2023	PR	468(E)	BWL	BOARD OF WATER & LIGHT	30.92
10/13/2023	PR	469(E)	COMCAST	COMCAST	184.90
10/13/2023	PR	470(E)	PITNEY	PITNEY BOWES PURCHASE POWER	16.81
10/13/2023	PR	471(E)	PNC	PNC BANK, NA	7,588.38
10/27/2023	PR	472(E)	AT&T	AT & T	110.59
10/27/2023	PR	473(E)	BWL	BOARD OF WATER & LIGHT	40.73
10/27/2023	PR	474(E)	BWL	BOARD OF WATER & LIGHT	54.92
10/27/2023	PR	475(E)	CONSUMERS	CONSUMERS ENERGY	13.37
10/27/2023	PR	476(E)	CONSUMERS	CONSUMERS ENERGY	23.52
10/27/2023	PR	477(E)	CONSUMERS	CONSUMERS ENERGY	<u>13.60</u>

PR TOTALS:

Total of 12 Checks:	8,423.41
Less 0 Void Checks:	0.00
Total of 12 Disbursements:	<u>8,423.41</u>

REPORT TOTALS:

Total of 52 Checks:	163,587.11
Less 0 Void Checks:	0.00
Total of 52 Disbursements:	163,587.11

Prepared 10/24/23		INGHAM COUNTY LAND BANK															
		2023 BUDGET - APPROVED 11/21/22															
		Actuals as of 9/30/23															
FUND/DEPT/ACCOUNT	DESCRIPTION	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 2022	101 GENERAL FUND	204 NEIGHBORHOODS IN BLOOM	300 EDEN GLEN TOWNHOMES	227 CDBG - LANSING REHAB	228 CDBG - LANSING DEMO	230 Blight Elimination	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Actuals as of 9-30-23	Budget 2023 approved 11/23/22	Budget 2024 approved 10/16/23
REVENUE																	
1	101-201-673.000	PROPERTY SALES	\$ 1,426,314	\$ 1,493,421	\$ 735,597	593,798	556,358	\$ 200,535							200,535	2,166,000	2,879,000
2	101-201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF	(10,000)	(44,000)	(1,990)	(24,800)	(8,500)								-	-	-
3	101-201-	RETURN EXCESS PROCEEDS - RAFAELI				0	-								-	(50,000)	(50,000)
4	228-201-659.000	CDBG REVENUE	(100,530)	-	403,348	96,248	14,329			71,899					71,899	100,000	
5	220-201-667.000	HOME REVENUE	304,460	23,000	131,839	0	(70,364)								-	-	-
6	101-101-670-100	BROWNFIELD DEBT REVENUE - COUNTYWIDE						141,133							141,133		250,000
7	235-101-670.000	MEDC REVENUE (ARPA RAP Grant)	-	-	-	9,100	90,900								-	1,000,000	1,000,000
8	250-201-	HOUSING TRUST FUND GRANT					44,322								-	2,000,000	1,811,478
9	251-201-	MSHDA MOD & MICH FUNDS															112,600
10	230-201-661.000	SLBA BLIGHT ELIMINATION FUNDS															3,370,077
11	101-101-699.000	REV. TRANSFER - Treasurer, LOC	700,000	700,000	700,000	700,000	700,000	400,000							400,000	400,000	400,000
12	101-101-672.000	SPECIFIC TAX REVENUE	201,334	187,731	190,154	200,000	180,000	272,266							272,266	180,000	200,000
13	300-201-631.000	RENTAL INCOME	168,726	151,863	142,225	124,986	80,057	1,450		62,464					63,914	76,800	76,800
14	204-101-679.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	20,000	20,000	(700)	20,000		40,000						40,000	20,000	20,000
15	202-201-675.000	GARDEN PROJECT REVENUE	11,065	9,395	7,795	11,946	19,602	5,523							5,523	16,000	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)	37,385	22,716	29,721	10,932	9,207	6,362							6,362	5,000	7,800
18	300-201-641.000	LATE FEE REVENUE	1,384	449	-	0	-								-	-	-
19		PRINCIPAL PAYMENTS ON LAND CONTRACTS	-	-	-	0	-								-	-	-
20		CAPITAL CONTRIBUTIONS (inventory revenue)	324,950	-	-	25,001	-								-	30,000	
21	101-000-640.000	MISCELLANEOUS INCOME	2,049	67,775	975	373	-	493							493	500	200
		TOTAL REVENUE	\$ 3,087,136	\$ 2,646,904	\$ 2,327,418	\$ 1,746,884	\$ 1,635,911	\$ 1,027,762	\$ 40,000	\$ 62,464	\$ -	\$ 71,899	\$ -	\$ -	\$ 1,202,125	\$ 5,944,300	\$ 10,087,955
EXPENSES																	
22	202-201-830.000	GARDEN PROJECT	43,948	16,885	9,337	14,097	15,963	8,828							8,828	15,000	10,000
23	228-201-659.000	CDBG EXPENSES	-	-	8,634	0	20,932			77,800					77,800	94,565	-
24	220-201-800.000	HOME EXPENSES	-	-	-	0									-	-	-
25	235-101-818.000	MEDC EXPENSES (ARPA RAP Grant)	-	-	-	9,100	90,900								-	1,000,000	1,000,000
26	250-201-800.000	MSHDA MOD & MICH FUNDS															99,900
27	204-101-994.000	COMMUNITY DEVELOPMENT PROJECTS - NIB	28,002	15,937	15,032	14,843	14,901		14,128						14,128	16,000	16,000
28	101-201-737.000	CLOSING COSTS - COMBINED	141,097	151,331	77,366	69,904	44,517	14,602							14,602	143,800	186,000
29	101-101-726.030	AUDIT FEE	16,850	17,850	18,150	18,500	17,500	18,900							18,900	18,000	28,000
30	101-101-804.000	BANK FEE	1,049	1,341	2,738	2,013	2,717	2,141							2,141	2,000	2,500
31	101-XXX-820.000	INSURANCE PROPERTY	25,034	16,897	10,566	22,114	21,465	29,643							29,643	25,000	33,000
32	101-101-995.000	INTEREST EXPENSE (LoC)	100,834	71,069	15,474	7,300	8,776	5,799							5,799	15,000	-
33	101-201-731.000	PROPERTY TAXES	7,717	2,425	4,008	953	1,839	3,815							3,815	2,000	2,000
34	101-201-967.000	LOSS ON INVENTORY	110,766	32,120	-	0									-	-	-
35	101-101-968.000	DEPRECIATION AND DEPLETION	49,041	42,098	39,230	35,804	31,075								-	32,000	34,400
36	101-101-814.060	LEGAL-ADMINISTRATIVE	16,792	36,197	8,484	2,552		3,791							3,791	500	30,500
37	101-201-814.060	LEGAL-PROPERTIES	2,066	8,779	-	4,058	20,464								-	3,000	3,000
38	101-201-731.XXX	CODE COMPLIANCE	93,085	12,454	5,240	200	4,334	447							447	2,000	2,000
39	101-XXX-931.010	LAWN & SNOW	289,572	272,049	217,368	178,595	163,639	76,912							76,912	147,330	134,000
40	101-101-921.000	UTILITIES-OFFICE	5,585	2,916	1,304	3,248	4,000	748							748	4,000	4,000

FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 2022	101 GENERAL FUND	204 NEIGHBOR HOODS IN BLOOM	300 EDEN GLEN TOWNHOMES	227 CDBG - LANSING REHAB	228 CDBG - LANSING DEMO	230 Blight Elimination	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Actuals as of 9-30-23	Budget 2023 <u>approved</u> 11/23/22	Budget 2024 <u>approved</u> 10/16/23
41	101-201-921.000	UTILITIES-PROPERTIES	21,932	15,945	9,166	5,497	5,268	5,000						37	5,037	5,000	6,000
42	101-101-931.000	MAINTENANCE-OFFICE	13,643	7,920	4,555	2,687	7,267								7,267	20,000	8,000
43	101-201-931.000	MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)	29,306	58,457	23,807	38,352	21,041	1,198		308					1,506	20,000	40,000
44	250-201-800.000	NEW CONSTRUCTION - BROWNFIELD															250,000
45	101-201-800.000	RENOVATIONS-OFFICE	75,900	-	-	0	3,825								3,825	8,000	5,000
46	101-201-800.000	RENOVATIONS-PROPERTIES	454,971	171,424	170,234	26,175	144,130	76,133				52			76,185	40,000	40,000
47	250-201-800.000	RENOVATIONS-HOUSING TRUST FUND					44,322						52,110	311,100	363,210	3,502,914	3,720,690
48	251-201-800.00	RENOVATION - MSDHA															112,600
49	101-201-811.000	DEVELOPMENT EXPENSE	62	0	0	0	29,884								-	87,000	40,000
50	101-201-700.000	COST OF PROJECTS-INVENTORY (value of sold props)	834,021	790,117	588,418	193,643	101,624	45,527							45,527	85,000	120,000
51	101-201-726.020	PERMITS	4,205	-	-	1,255	960								-	2,000	
52	101-XXX-727.050	SURVEY	19,375	920	8,930	9,595	2,025						1,500	3,475	4,975	7,375	3,450
53	101-201-727.000	APPRAISAL	2,999	1,350	2,950	500	500	100						400	500	5,900	7,500
54	230-201-800.000	SLBA BLIGHT ELIMINATION FUNDS															3,370,077
55	220-201-800.500	DEMOLITION	1,056,544	2,850	9,527	83,086	22,363		632			2,300			2,932	18,000	25,000
56	300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	16,716	16,062	13,770	11,564	8,226			7,760					7,760	8,000	7,736
57	300-201-803.000	HOA/CONDO FEE	51,133	41,362	26,279	16,080	12,589			6,634					6,634	12,600	10,080
58	101-101-726.050	SECURITY	(418)	888	615	710	546	378							378	800	600
59	101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	66,602	40,284	92,793	84,003	49,573	46,576			30				46,606	59,960	59,960
60	101-101-819.000	SOFTWARE - BSA, ePP, website platform	22,943	25,601	31,173	19,414	24,732	25,470							25,470	29,600	29,600
61	101-101-726.040	COMMUNICATION - Comcast, AT&T	7,404	4,822	4,774	3,444	3,610	2,547							2,547	3,500	3,800
62	101-XXX-726.010	SUPPLIES	6,373	7,272	3,015	5,070	4,714	2,797							2,797	2,588	4,500
63	101-101-728.000	POSTAGE	1,242	457	763	1,192	642	770							770	1,000	1,200
64	101-101-802.000	CONSULTANTS - Parcels	900	1,167	25,392	3,200	3,300	3,739							3,739	3,600	4,800
65	101-101-802.000	CONSULTANTS - Brownfield					139,133								139,133		
66	101-101-735.000	MEDIA/PR - GravityWorks, events, recruitment	4,917	3,030	813	963	10,094	1,061							1,061	2,000	7,500
67	101-101-726.060	MEMBERSHIPS	2,245	1,805	1,555	1,405	2,084	2,264							2,264	2,500	3,200
68	101-101-726.090	VEHICLE EXPENSE	15,600	5,228	3,144	4,882	4,831	3,350							3,350	4,000	4,000
69	101-101-861.100	TRAVEL - Mileage	2,834	5,482	245	1,423	1,238	799							799	1,500	2,000
70	101-101-862.000	PROF.TRAINING/CONFERENCES	1,535	3,096	70	1,266	6,049	2,943							2,943	8,000	10,000
71	101-101-901.000	AMERICORPS MEMBER	10,032	-	-	29,384	-								-	-	-
72	XXX-101-900.000	PAYROLL REIMBURSEMENT	204,243	391,027	296,363	280,781	317,339	170,643	8,076		1,302	1,996	28,400	42,608	253,025	365,741	473,913
73	101-101-903.000	PAYROLL SERVICE FEE	5,869	4,202	6,704	4,967	1,331	1,013							1,013	4,200	1,500
74	XXX-101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	71,065	73,323	66,057	62,179	66,068	57,608				579	2,290	3,182	63,659	75,600	86,400
75	101-908.000	401K PLAN ADMIN EXP		2,665											-	-	-
76	NEW	401a MATCH - thru PayChex - 5% match													-	-	-
77	NEW	401a MATCH - thru PayChex - 3% contribution													-	-	-
78	XXX-101-902.000	EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)	17,896	29,325	34,481	23,140	24,391	14,872							14,872	28,000	36,255
79	XXX-101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT	-	(4,838)	398	9,165	712								-	1,500	
80	XXX-101-904.000	WORKER'S COMP PREMIUM	6,529	10,997	7,307	7,060	5,412	5,263							5,263	8,000	7,000
		TOTAL EXPENSES	3,960,057	2,412,588	1,866,230	1,315,363	1,382,617	785,902	22,836	14,702	30	4,927	84,300	360,802	1,352,601	5,944,073	10,087,661
		NET OF REVENUES & EXPENDITURES	(872,921)	234,316	461,189	431,521	253,294	241,860	17,164	47,762	(30)	(7,203)	(4,927)	(84,300)	(150,476)	227	294
		CASH BALANCE				1,053,226	873,519								289,422		
		LOC Payments													184,322		
		LOC BALANCE			1,184,332	734,332	184,332								-		

- Old Leslie High School - Demolition has begun; date to be completed is 11/30/23.
- Started the application process for Blight Elimination round 3. We have 16 potential properties that the Land Bank is looking to demolish or acquire for development. That estimated cost is about \$3M. The Land Bank is entitled to \$2.5M. Some structures will either have to be eliminated or applied for in Round 4 Competitive Grant funds. Several private entities have contacted the Land Bank for these Competitive Grant funds and we will do our best to help those with demolition needs to improve neighborhoods and spark new development.
- In the beginning stages of the demolition due-diligence process for the former Pleasant Grove School. Plans to demolish in summer 2024.
- John Krohn, Land Bank Garden Coordinator for 10 years has resigned; last day 11/10/23. Posting this position and our Program Administrator position to seek candidates. Cody Mohr, previous AmeriCorps and contracted staff, is filling in for the time being.
- Director Case attended the National Land Bank Network conference in Cleveland, OH on October 16-17. (This was a scholarship provided by General Motors as a philanthropic partner of NLBN since there is a GM facility in our service area.) It was good networking but didn't really learn a much; however, that says that Ingham County Land Bank is on the right track and is focused.
- Lansing State Journal is planning to do an article on the all-electric solar-panel Avalon house in November.
- Deconstruction still currently planned for 1735 Lyons St, Lansing, but it's been a struggle and it may just be demolished if the process doesn't quicken.