



## 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, DECEMBER 18, 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/84449396073?pwd=RU9yTUFTOW9hWnU5V1VwdThPT3NWZz09>

Meeting ID: 844 4939 6073

Passcode: 687129

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 November 18, 2023

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
  - A. Sale Status report
2. Residential
  - A. List of Properties – November 2023
  - B. Resolution to Authorize the Transfer of 642 S Francis Ave, Lansing to the City of Lansing for their FEMA Grant
3. Administration
  - A. Accounts Payable – November 2023
  - B. Land Contract Summary 2023
  - C. Resolution to Authorize the Write-Off of the Remaining Balance of the Land Contract for Mr. Joel Kane
  - D. Land Bank Garden Coordinator, new hire – Cody Mohr
  - E. Communications Narrative / Executive Director's Report
  - F. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
  - Next meeting is the Annual meeting, Thursday, January 25, 2024, 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)



NOVEMBER 20, 2023 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

November 20, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/85460834829?pwd=WDNoL0dHN3AzUkZjWkEwSGNVNjRQT09>

Meeting ID: 854 6083 4829

Passcode: 285294

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

**CALL TO ORDER**

Chairperson Fox called the November 20, 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, Frischman

Members Absent: none

Others Present: Tim Perrone, David Burns

**APPROVAL OF THE MINUTES**

MINUTES OF OCTOBER 16, 2023 ACCEPTED AS SUBMITTED.

**ADDITIONS TO THE AGENDA**

3. B. 2 2024 Board of Directors Meeting Schedule

**LIMITED PUBLIC COMMENT**

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. Mr. Burns pointed out that the former Pleasant Grove School development has changed. The Land Bank will be completing the demolition and send out a Request for Proposal next year, in preparation of a future development. The goal is still to have a mixed-use construction of commercial and residential housing. Demolition of the former Leslie High School in progress and to be completed soon.

2. Residential

A. List of Properties – October 2023

Brief discussion. Not much has changed since last month's Board Meeting.

NOVEMBER 20, 2023 REGULAR MEETING

B. Resolution to Authorize the Sale of 8 Vacant Lots in the Lansing to Magnolia Farms

LAND BANK BOARD TREASURER FRISCHMAN MOVED TO ADOPT THE RESOLUTION.  
COMMISSIONER GREBNER SUPPORTED.

**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	33-01-01-23-104-161	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: Fox, Grebner, Pena, Sebolt, Frischman      ABSENT: None      NAY: None      Adopted 11/20/23

NOVEMBER 20, 2023 REGULAR MEETING

Chairperson Fox stated that sales of floodplain garden lots are in cooperation and accordance with the City of Lansing, in getting lots back on to the tax roll and out of the Land Bank's inventory. Director Case stated that the contiguous property will be combined into 1 large property.

3. Administration

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

B. Budget 2023 3<sup>rd</sup> quarter update

Brief discussion.

C. Land Bank Board of Directors 2024 Meeting Schedule

Director Case stated that the schedule mimics the current 2023 schedule. All agreed that it currently works. Chairperson Fox reminded everyone that we can be flexible in dates when needed.

D. Communications Narrative / Executive Director's Report

Brief discussion.

E. Legal

Mr. Perrone stated that the Quiet Title Action on S Fairview Ave has been completed, and Cinnaire should be able to complete title insurance for the property.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

None

6. Adjournment

Chairperson Fox adjourned the meeting at 5:21pm.

Next meeting on December 18, 2023, at 5pm.

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

12/8/2023

	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	Land Bank applied for State Land Bank blight elimination funds to demolish; grant application submitted 5/30/23. Awarded 8/16/23. A Phase I has been completed. An RFP was posted on 12/6/23 to obtain demolition contractors; bids due 1/5/24. Demolition slated for summer 2024.
5	33-17-14-21-351-019	104 Worthington Place Dr.	Leslie	List price: \$69,125	Richard Floyd will purchase 11.06 acre parcel for \$40k the second week in January. Waiting for signed PA from Richard. He has site plan approval for a phased apartment project. Building plans are being reviewed by city for approval. Phase 1 is 32 units and will start in early 2024. 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	Demolition started the week of October 16th, to be completed by 12/8/23. 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. The time capsule was opened on 12/5/23, and inside were newspapers, books, voting ballots, a single shot bottle of Canadian Club, and other misc papers.
7	33-01-01-08-481-451	(1000) W Saginaw St	Lansing	\$50,000	Listed, no current offers.

	<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>
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. Developer demolished most of the single-family homes and has been working on plans in preparation of construction.
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	Construction has begun. Planning for unit turn-over in early March. Sales flyer has been completed. Marketing efforts are underway. Condo documents and HOA budget will be completed for attorney review by early January.
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 plans have been approved by the city. Construction contract was awarded to Fedewa Homes Inc. A Westside Neighborhood Assoc meeting was attended to discuss project on 11/29/23 at Letts Community Center. 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 Update****November 2023 Sales**

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-09-362-241	W Madison (621)	Lansing	Residential Vacant	1,200.00	11/2/2023
33-01-01-30-478-121	3316 Avalon St	Lansing	Residential Improved	145,000.00	11/20/2023

**Residential Properties - in progress**

Parcel #	Address	Project type	Listing \$	Notes
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		
33-01-01-14-357-202	502 Fairview St	New Construction - Modular Grant thru MSHDA - setting house on 12/19/23		
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. Sold 12/8/23		
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	No deconstruction. Demo using Blight Elimination Funds thru SLBA, approved 12/11/23
33-21-01-14-452-005	421 S Detroit St	Will apply for Blight Elimination Funds thru the State Land Bank Authority in Dec 2023
33-01-01-14-380-141	642 S Francis Ave	FEMA grant - Phase 8 - slated for winter 2023. Resolution to approve transfer.
33-01-01-23-105-052	725 S Hayford Ave	Pulled from FEMA grant. Notified City of Lansing. Will demo with SLBA funds.
33-01-01-23-105-061	729 S Hayford Ave	Pulled from FEMA grant. Notified City of Lansing. Will demo with SLBA funds.



**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY  
RESOLUTION TO AUTHORIZE THE TRANSFER OF 642 S FRANCIS AVE, LANSING,  
TO THE CITY OF LANSING FOR THEIR FEMA GRANT**

**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.A.5. that any land transfer to governmental entities 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; and

WHEREAS, the City of Lansing, through its Economic Development and Planning Office, would like to acquire 642 S Francis Ave, Lansing, parcel # 33-01-01-14-380-141 for the purpose of their Federal Emergency Management Agency (FEMA) Grant under their Floodplain Acquisition Program; and

WHEREAS, the Land Bank agreed in March 2023 to volunteer and transfer the property to the City of Lansing as a match for their FEMA Grant Application for \$1.00; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute this transaction to the City of Lansing for \$1.00.

AYE:                      ABSENT:                      NAY:                      Adopted

12/07/2023

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 11/01/2023 - 11/30/2023

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
11/09/2023	GEN	14858	ALL STAR	ALL STAR SNOW REMOVAL	2,001.00
11/09/2023	GEN	14859	BS&A	BS&A SOFTWARE	290.00
11/09/2023	GEN	14860	MENARDS	CAPITAL ONE COMMERCIAL	496.62
11/09/2023	GEN	14861	WEST SIDE	CHARTER TOWNSHIP OF LANSING	35.08
11/09/2023	GEN	14862	CITY PULSE	CITY PULSE	314.50
11/09/2023	GEN	14863	MOHR CODY	CODY MOHR	1,048.00
11/09/2023	GEN	14864	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	290.00
11/09/2023	GEN	14865	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	24,436.10
11/09/2023	GEN	14866	RHODE	JILL RHODE C.P.A.	2,480.00
11/09/2023	GEN	14867	KEBS	KEBS, INC.	1,500.00
11/09/2023	GEN	14868	KME ARCHIT	KME ARCHITECTURE LLC	1,000.00
11/09/2023	GEN	14869	KWIK	KWIK REPO INC	5,210.00
11/09/2023	GEN	14870	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,693.00
11/09/2023	GEN	14871	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	732.84
11/09/2023	GEN	14872	MIDWEST	MIDWEST POWER EQUIPMENT	1,949.24
11/09/2023	GEN	14873	COTTRELL N	NICHOLAS COTTRELL	112.33
11/09/2023	GEN	14874	ROBIN	ROBIN WRIGHT	390.50
11/09/2023	GEN	14875	FOUR	SCHUMACHER'S FOUR SEASONS	3,113.00
11/09/2023	GEN	14876	CALLAWAY T	TODD R CALLAWAY & ASSOCIATES PC	500.00
11/09/2023	GEN	14877	VETS	VET'S ACE HARDWARE	31.97
11/09/2023	GEN	14878	WE'RE	WE'RE DIFFERENT LAWNS & MORE	2,193.00
11/22/2023	GEN	14879	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	14,650.00
11/22/2023	GEN	14880	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	11,460.00
11/22/2023	GEN	14881	APPLIED	APPLIED IMAGING	166.65
11/22/2023	GEN	14882	CAP EQUIP	CAPITAL EQUIPMENT & SUPPLY	127.39
11/22/2023	GEN	14883	LESLIE	CITY OF LESLIE	550.00
11/22/2023	GEN	14884	MOHR CODY	CODY MOHR	1,086.00
11/22/2023	GEN	14885	COHL	COHL, STOKER & TOSKEY, P.C.	1,177.10
11/22/2023	GEN	14886	FORESIGHT	FORESIGHT SUPERSIGN	252.81
11/22/2023	GEN	14887	GRANGER	GRANGER	130.34
11/22/2023	GEN	14888	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	22,886.36
11/22/2023	GEN	14889	INGHAM	INGHAM COUNTY TREASURER	4,547.15
11/22/2023	GEN	14890	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,557.00
11/22/2023	GEN	14891	MAGWV	MAGWV	70.00
11/22/2023	GEN	14892	COTTRELL N	NICHOLAS COTTRELL	212.15
11/22/2023	GEN	14893	NORTHERN	NORTHERN HOME IMPROVEMENT	128,367.11
11/22/2023	GEN	14894	MONCHNIK	SCOTT MONCHNIK & ASSOCIATES	800.00
11/22/2023	GEN	14895	GRACIA-WIN	VERONICA GRACIA-WING, LLC	550.00

GEN TOTALS:

Total of 38 Checks:	238,407.24
Less 0 Void Checks:	<u>0.00</u>
Total of 38 Disbursements:	238,407.24

Bank PR PNC PAYROLL CHECKING

11/09/2023	PR	478(E)	BWL	BOARD OF WATER & LIGHT	293.50
11/09/2023	PR	479(E)	BWL	BOARD OF WATER & LIGHT	47.47
11/09/2023	PR	480(E)	CONSUMERS	CONSUMERS ENERGY	39.62
11/22/2023	PR	481(E)	AT&T	AT & T	110.59
11/22/2023	PR	482(E)	BWL	BOARD OF WATER & LIGHT	15.05
11/22/2023	PR	483(E)	COMCAST	COMCAST	184.90
11/22/2023	PR	484(E)	CONSUMERS	CONSUMERS ENERGY	57.28
11/22/2023	PR	485(E)	CONSUMERS	CONSUMERS ENERGY	13.60
11/22/2023	PR	486(E)	PITNEY	PITNEY BOWES PURCHASE POWER	50.00
11/22/2023	PR	487(E)	PNC	PNC BANK, NA	<u><u>1,079.47</u></u>

PR TOTALS:

Total of 10 Checks:	1,891.48
Less 0 Void Checks:	<u>0.00</u>
Total of 10 Disbursements:	1,891.48

REPORT TOTALS:

Total of 48 Checks:	240,298.72
Less 0 Void Checks:	0.00
Total of 48 Disbursements:	240,298.72

## LAND CONTRACT SUMMARY THRU 2023

12/8/2023

Loan	Parcel No	Address	Address2	Notes	Original Amt Financed	Current Amt Due on Principal	Current Amount due on Interest	Current Amount due on Escrow	Total Amount due	Date Originated	Interest Rate	Balloon Payment Due
1	33-01-01-28-280-171	530 Pacific	Lansing, MI 48910	LC was extended in 2021 for 2 years. Consistently paid on time since extension. LC Owner contacted Land Bank office to extend again for another 2 years.	\$ 68,850.00	\$ 50,756.69	\$ -	\$ -	\$ 50,756.69	9/1/2012	5.00%	5/4/2023
4	33-01-05-05-355-081	1828 W Miller Road	Lansing, MI 48911	Been in contact and in meetings with LC Owner. Owner submitted receipts for renovations that Land Bank will credit towards original purchase price per agreed terms at disposal. Readable receipts came to almost \$2,100. More than 1/2 of receipts were not ledgable.	\$ 12,600.00	\$ 9,942.51	\$ 49.71	\$ 638.93	\$ 10,631.16	4/1/2012	6.00%	4/1/2016
5	33-01-01-31-452-291	2909 Reo Road	Lansing, MI 48911	Payoff was sent out and LC Buyer has been in contact with Land Bank office. Pays on time and account is current, but can't obtain a mortgage at this time.	\$ 58,410.00	\$ 42,652.00	\$ -	\$ -	\$ 42,652.00	8/1/2008	7.00%	7/1/2012
8	33-01-05-10-227-025	6149 Scotmar Dr	Lansing, MI 48911	Payoff was sent out. Always pays on time, account current, but can't obtain a mortgage at this time.	\$ 46,530.00	\$ 37,046.40	\$ -	\$ -	\$ 37,046.40	4/1/2013	6.00%	9/1/2023
					<b>\$ 186,390.00</b>	<b>\$ 140,397.60</b>	<b>\$ 49.71</b>	<b>\$ 638.93</b>	<b>\$ 141,086.25</b>			

General Notes that apply to all Land Contracts: Escrow summary letters are sent out after summer taxes are paid and again after winter taxes are paid.

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**  
**RESOLUTION TO AUTHORIZE THE WRITE OFF OF THE REMAINING BALANCE**  
**OF THE LAND CONTRACT FOR MR. JOEL KANE**

**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, 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, Mr. Joel Kane purchased 1828 W Miller Road, Lansing, MI 48911, from the Ingham County Land Bank through a Land Contract on December 16, 2011. The property in 2011 was in complete disrepair and did not have working bathrooms or kitchen; and

WHEREAS, the Land Bank agreed during the Land Contract sale that the value of any repairs would be deducted from the principal. This amount totals \$5,000. Mr. Kane currently owes \$9,942.51, plus tax reimbursement of \$1500 due to non-homestead taxing status, along with a credit of \$638.93 of escrow funds. Grand total owed on the Land Contract is currently \$5,803.58; and

WHEREAS, the goals of the Land Bank are best served by allowing Mr. Kane to assume full ownership of his home; and

WHEREAS, the Land Bank staff recommends writing off this remaining balance and that the property be deeded over to Mr. Kane.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction to write off the remaining balance of the Land Contract and to deed the property to Mr. Joel Kane.

AYE:                      ABSENT:                      NAY:                      Adopted

Communications Narrative / Executive Director's Report

12/8/23

- Old Leslie High School - Demolition began in November; date to be completed is 12/8/23. Inspections are expected to be finalized by 12/15/23. Reimbursement request is scheduled to be submitted to the State Land Bank Authority the week of December 18, 2023. Reimbursement is expected to be received in January 2024.
- Land Bank's first modular house will be set on 12/19/23 on 502 S Fairview Ave, Lansing. It will take about 4 hours to complete. Estimated start time is 10-10:30am. Set time is estimated around 11:30am-12:30pm. Please join us. (No video'ing is allowed during the setting of the house.)
- Land Bank and Habitat for Humanity Capital Region partnered together on a new construction single-family home on Hungerford St in Lansing Twp. It sold on Friday, 12/8/23.
- Submitted the first application for Blight Elimination round 3. We have reduced the number of potential properties down to 13, that the Land Bank is looking to demolish or acquire for development and/or renovation. That estimated cost is about \$2.6M. The Land Bank is entitled to \$2.5M.
- Request for Proposal was posted for contractor to demolish the former Pleasant Grove School. Plans to demolish in summer 2024.
- Cody Mohr has been hired for the Land Bank Garden Coordinator position. His first day was Monday, December 4, 2023. Cody has a good background in gardening, horticulture, pest management, and natural resources. Welcome Cody!
- Regional Housing Partnership promoted by Michigan State Housing Development Authority and facilitated by Tri-County Planning Regional Planning and Capital Area Housing Partnership is beginning to convene working-group sessions to discuss and identify action priorities for 2024. Director Case is the co-leader with Brent Forsberg of TA Forsberg Inc on the "New Development" committee, which focuses on "creatively incentivizing new development, programs, and services of all types and needs."