



## BOARD OF DIRECTORS

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

THE LAND BANK BOARD WILL MEET ON THURSDAY, JANUARY 25, 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/81735963808?pwd=VnZYTkI4Nko3ZmtQR2djOGF6RkhVQT09>

Meeting ID: 817 3596 3808

Passcode: 344009

Dial by your location

+1 929 205 6099 US (New York)	+1 301 715 8592 US (Germantown)	+1 312 626 6799 US (Chicago)
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## 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 December 18, 2023

Additions to the Agenda

Public Comment

Welcome Rawley Van Fossen – newest Board Member!

Land Bank Program Administrator, new hire – Gina Jackson - Welcome!

1. Commercial – Multi-Family
  - A. Sale Status report
2. Residential
  - A. List of Properties – Summary 2023
3. Administration
  - A. Accounts Payable – December 2023
  - B. Communications Narrative / Executive Director's Report
  - C. Legal
  - D. Board Member Positions
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
  - Next meeting is the Annual meeting, Monday, March 18, 2024, at 4:45-5pm.

## INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne I 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)



Ingham County Land Bank

3024 Turner St, Lansing, MI

December 18, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/84449396073?pwd=RU9yTUJtOW9hWnU5V1VwdThPT3NWZz09>

Meeting ID: 844 4939 6073

Passcode: 687129

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

### **CALL TO ORDER**

Chairperson Fox called the December 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, Sebolt, Frischman

Members Absent: Pena

Others Present: Tim Perrone, David Burns, Cody Mohr

### **APPROVAL OF THE MINUTES**

MINUTES OF NOVEMBER 20, 2023 ACCEPTED AS SUBMITTED.

### **ADDITIONS TO THE AGENDA**

None

### **LIMITED PUBLIC COMMENT**

None

#### 1. Commercial – Multi-Family

##### A. Sale Status report

Brief discussion. Mr. Burns pointed out that we now have a signed Purchase Agreement with Richard Floyd in regards to the Worthington Place property, and he is planning to start asap. Land Bank is still waiting on the earnest money deposit so the PA is not actually valid until then. Closing on the property is slated for January or February 2024.

#### 2. Residential

##### A. List of Properties – November 2023

Brief discussion. Director Case noted that the Land Bank staff is having troubles with the modular project on S Fairview Ave, and may get postponed at the last minute.

NOVEMBER 20, 2023 REGULAR MEETING

- B. Resolution to Authorize the Transfer of 642 S Francis Ave, Lansing to the City of Lansing for Their FEMA Grant

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

**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 23-10**

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

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

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

WHEREAS, 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: Fox, Grebner, Sebolt, Frischman      ABSENT: Pena      NAY: None      Adopted 12/18/23

3. Administration

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

B. Land Contract Summary 2023

Chairperson Fox asked if Staff had connected Land Contract Holders to banking institutions that we've connected with. Mr. Burns stated that he has sent out letters and has connected some Holders with Flagstar, but it's a struggle for folks who don't have good credit numbers.

C. Resolution to Authorize the Write Off of the Remaining Balance of the Land Contract for Mr. Joel Kane

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

**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 23-11**

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 \$1,281.15 due to non-homestead taxing status, along with a net credit of \$-248.32 of escrow funds. Grand total owed on the Land Contract is currently \$4,694.04; 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: Fox, Grebner, Sebolt, Frischman      ABSENT: Pena      NAY: None      Adopted 12/18/23

NOVEMBER 20, 2023 REGULAR MEETING

Mr. Burns stated that the next resolution is in regards to the Miller Rd property. The Land Bank sold this property in 2011 and the house was in disrepair. There was an agreement to sell, and the Land Bank would apply credits for repairs completed which would then be applied to the principal balance. Buyer saved receipts, but never turned them into the Land Bank for credit. Approximately, 6 months ago, Buyer brought in receipts and we went through them. Land Bank staff recommends writing the land contract off. It is believed the write off amount is between \$5190 and \$7690, and that is approximately the amount of the receipts. There are a few other items to take into account as well, such as the property tax reimbursement for homestead and winter 2023 taxes owed.

D. Land Bank Garden Coordinator new hire - Cody Mohr

Mr. Cody Mohr introduced himself and discussed his background and how he came to be here at the Land Bank. Welcome Cody!

E. Communications Narrative / Executive Director's Report

Director Case stated that we the Land Bank staff has had some issues at the S Fairview Ave property where the modular unit is being set tomorrow, on Dec 19. Unfortunately, may need to postpone the delivery until spring.

F. Legal

Mr. Perrone stated that he helped the Land Bank with a mortgage on Hungerford. It was a rush job, but he helped quickly to move the closing forward. Mr. Perrone also stated that he consulted on a construction requirement on a buy-sell agreement, and what happens if the buyer doesn't move on the construction part of it in the time stated, in this case 2 years. Typically, a deed restriction is included with a right of reverter on these types of agreements but apparently this document did not have one. Director Case stated that this situation is in regards to the Weatherhill condo properties. Commissioner Grebner asked if the owner is paying taxes and/or association dues. Mr. Burns stated that he is paying taxes, but unsure about dues. Dues are for the land but not building-related dues. The Land Bank wouldn't mind helping the buyer and the Condo Association but the Land Bank doesn't have any right or commitment to do so.

4. Limited public comment

None

NOVEMBER 20, 2023 REGULAR MEETING

5. Announcements, Comments, or other Questions

Director Case was told by Becky Bennett that County Human Services Committee will be meeting on the same night as our Board Meeting, at 6pm, instead of 6:30pm. So, if there is anyone on that board and also on the Land Bank Board, these times may conflict. Should we change our time to 4:45pm? Land Bank Board determined that no member was on the Human Services Committee, and therefore, Land Bank dates/times will remain as scheduled.

6. Adjournment

Chairperson Fox adjourned the meeting at 5:29pm.

Next meeting on Thursday, January 25, 2024, at 5pm.



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

1/18/2024

	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 are being modified to reduce costs. Changes include eliminating parking structure, commercial space reduced to approximately 1400 sq. ft., number of stories will be reduced to 4, unit count will be 124 to 131. DC Engineering has almost completed redesign. Developer to meet and discuss project with land bank staff before January 31. River trail improvements are still in the project scope. Community outreach delayed. 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 completed. Reimbursement request has been submitted to the State Land Bank Authority. They have subsequently asked for more documentation that Michael Andrick and Director Case are working on. Marketing for the site is in process. RFP process will be considered to select a developer.
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**

**December 2023 Sales**

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-21-01-18-428-016	124 HUNGERFORD ST	Lansing	Residential Vacant	185,000.00	12/08/2023

**Residential Properties - in progress**

Parcel #	Address	Project type	Listing \$	Notes
33-01-01-09-354-041/051	(910) N Chestnut St	New Construction -- contract signed, pending City of Lansing approval		
33-01-01-10-326-551/561	0 E Cesar E Chavez	New Construction -- contract signed, 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, may re-bid due to changes/delays		
33-01-01-32-351-352	(2101) Reo Rd	New Construction -- awarded contract, may re-bid due to changes/delays		
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**

33-21-01-14-452-005	421 S Detroit St	Applied for Blight Elimination Funds in Dec 2023; waiting for approval thru the State Land Bank Authority
33-01-01-22-352-261	1735 Lyons Ave	Applied for Blight Elimination Funds in Dec 2023; waiting for approval thru the State Land Bank Authority
33-01-01-23-105-052	725 S Hayford Ave	Applied for Blight Elimination Funds in Dec 2023; waiting for approval thru the State Land Bank Authority
33-01-01-23-105-061	729 S Hayford Ave	Applied for Blight Elimination Funds in Dec 2023; waiting for approval thru the State Land Bank Authority
33-01-01-14-380-141	642 S Francis Ave	FEMA grant - Phase 8 - slated for winter 2023. Resolution to approve transfer. Updated PA to City

## Land Bank 2023 Sales

	Parcel Number	Address1	City	Property Class	Sold Amount	Sold Date
1	33-01-01-03-101-131	E SHERIDAN RD	LANSING	Residential Vacant	2,100.00	03/30/2023
2	33-01-01-03-353-091	Randall Street (719)	Lansing	Residential Vacant	1,320.00	03/20/2023
3	33-01-01-04-153-002	Turner St	Lansing	Residential Vacant	2,400.00	09/29/2023
4	33-01-01-04-153-011	Carrier Street	Lansing	Residential Vacant	1,920.00	09/29/2023
5	33-01-01-04-155-231	TURNER ST (2915)	LANSING	Residential Vacant	2,900.00	04/24/2023
6	33-01-01-08-378-251	N JENISON AVE (817)	LANSING	Residential Vacant	1,200.00	01/05/2023
7	33-01-01-09-151-031	CHRISTOPHER ST (1429)	Lansing	Residential Vacant	1,920.00	09/01/2023
8	33-01-01-09-362-241	621 W Madison	Lansing	Residential Vacant	1,200.00	11/02/2023
9	33-01-01-09-430-021	N Cedar Street	Lansing	Residential Vacant	2,470.00	02/14/2023
10	33-01-01-09-477-081	N Cedar Street	Lansing	Residential Vacant	3,000.00	08/08/2023
11	33-01-01-09-477-091	N Cedar Street (806)	Lansing	Residential Vacant	600.00	08/08/2023
12	33-01-01-09-477-101	N Cedar Street	Lansing	Residential Vacant	600.00	08/08/2023
13	33-01-01-14-380-162	S Francis Ave	Lansing	Residential Vacant	2,334.00	07/18/2023
14	33-01-01-14-381-182	636 S Mifflin	Lansing	Residential Vacant	1,398.75	08/08/2023
15	33-01-01-14-381-191	S Mifflin	Lansing	Residential Vacant	466.25	08/08/2023
16	33-01-01-14-381-202	S Mifflin Ave (626)	Lansing	Residential Vacant	932.50	08/08/2023
17	33-01-01-14-381-221	S Mifflin	Lansing	Residential Vacant	466.25	08/08/2023
18	33-01-01-14-381-231	S Mifflin Ave (616)	Lansing	Residential Vacant	466.25	08/08/2023
19	33-01-01-15-383-001	Larned Street	Lansing	Residential Vacant	1,000.00	02/13/2023
20	33-01-01-16-479-221	Helen St (610)	Lansing	Residential Vacant	1,000.00	02/15/2023
21	33-01-01-21-361-081	Osband Ave (1845)	Lansing	Residential Vacant	1,320.00	04/24/2023
22	33-01-01-21-453-037	E Barnes Ave (126)	Lansing	Residential Vacant	1,000.00	02/28/2023
23	33-01-01-22-308-121	Pontiac Street (1437)	Lansing	Residential Vacant	860.00	03/16/2023
24	33-01-01-22-308-151	Baker St	Lansing	Residential Vacant	1.00	09/01/2023
25	33-01-01-23-126-143	S Foster Ave	Lansing	Residential Vacant	1,445.00	01/30/2023
26	33-01-01-27-107-001	MCKIM AVE	LANSING	Residential Vacant	1,100.00	03/16/2023
27	33-01-01-27-155-141	Tisdale	Lansing	Residential Vacant	1,100.00	01/30/2023
28	33-01-01-29-258-153	VICTOR AVE	LANSING	Residential Vacant	1,900.00	04/18/2023
29	33-01-01-30-478-121	3316 AVALON ST	LANSING	Residential Vacant	145,000.00	11/20/2023
30	33-01-01-31-405-251	Ingham (4524)	Lansing	Residential Vacant	5,520.00	10/12/2023
31	33-01-01-31-405-261	Ingham (4512)	Lansing	Residential Vacant	5,520.00	10/12/2023
32	33-01-01-32-251-395	Hillcrest Street	Lansing	Residential Vacant	1,920.00	06/29/2023
33	33-01-05-04-226-301	E Jolly Road (604)	Lansing	Residential Vacant	2,100.00	01/30/2023
34	33-01-05-06-126-061	5131 Wexford Rd	Lansing	Residential Improved	106,000.00	05/11/2023
35	33-01-05-06-428-071	POLLARD RD	LANSING	Residential Vacant	1,500.00	02/21/2023
36	33-21-01-18-428-016	124 HUNGERFORD ST	Lansing	Residential Vacant	185,000.00	12/08/2023

Gross Sales	490,980.00
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01/12/2024

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 12/01/2023 - 12/31/2023

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
12/08/2023	GEN	14896	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	9,460.00
12/08/2023	GEN	14897	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	4,400.00
12/08/2023	GEN	14898	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	21,440.00
12/08/2023	GEN	14899	CAHP	CAPITAL AREA HOUSING PARTNERSHIP	700.00
12/08/2023	GEN	14900	CAHP	CAPITAL AREA HOUSING PARTNERSHIP	700.00
12/08/2023	GEN	14901	CAPITAL C	CAPITAL CITY HOMES	132,423.00
12/08/2023	GEN	14902	MENARDS	CAPITAL ONE COMMERCIAL	77.26
12/08/2023	GEN	14903	CEDAM	CEDAM	300.00
12/08/2023	GEN	14904	WEST SIDE	CHARTER TOWNSHIP OF LANSING	49.11
12/08/2023	GEN	14905	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	375.00
12/08/2023	GEN	14906	LANSING CI	CITY OF LANSING	190.00
12/08/2023	GEN	14907	DELHI	DELHI TOWNSHIP	6.96
12/08/2023	GEN	14908	DELHI	DELHI TOWNSHIP	29.42
12/08/2023	GEN	14909	DELHI	DELHI TOWNSHIP	34.58
12/08/2023	GEN	14910	EDEN	EDEN GLEN CONDO ASSOCIATION	90.00
12/08/2023	GEN	14911	GRANGER	GRANGER	1,393.20
12/08/2023	GEN	14912	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	12,891.02
12/08/2023	GEN	14913	RHODE	JILL RHODE C.P.A.	1,900.00
12/08/2023	GEN	14914	LANSING TR	LANSING CITY TREASURER	278.80
12/08/2023	GEN	14915	LANSING TR	LANSING CITY TREASURER	533.03
12/08/2023	GEN	14916	LANSING TR	LANSING CITY TREASURER	470.50
12/08/2023	GEN	14917	LANSING TR	LANSING CITY TREASURER	569.40
12/08/2023	GEN	14918	LANSING TR	LANSING CITY TREASURER	122.00
12/08/2023	GEN	14919	ANDRICK	MICHAEL ANDRICK	10.59
12/08/2023	GEN	14920	MFCC	MICHIGAN FAIR CONTRACTING CENTER	1,100.00
12/08/2023	GEN	14921	NORTHERN	NORTHERN HOME IMPROVEMENT	35,330.82
12/08/2023	GEN	14922	ROBIN	ROBIN WRIGHT	462.00
12/08/2023	GEN	14923	CASE	ROXANNE CASE	223.32
12/08/2023	GEN	14924	SME	SOIL AND MATERIALS ENGINEERS, INC.	1,200.00
12/08/2023	GEN	14925	CALLAWAY T	TODD R CALLAWAY & ASSOCIATES PC	500.00
12/08/2023	GEN	14926	GRACIA-WIN	VERONICA GRACIA-WING, LLC	645.39
12/08/2023	GEN	14927	VETS	VET'S ACE HARDWARE	29.99
12/08/2023	GEN	14928	MOHR CODY	CODY MOHR	170.00
12/08/2023	GEN	14929	COTTRELL N	NICHOLAS COTTRELL	119.14
12/22/2023	GEN	14930	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	15,550.00
12/22/2023	GEN	14931	APPLIED	APPLIED IMAGING	182.87
12/22/2023	GEN	14932	BOLLE	BOLLE CONTRACTING, INC	455,000.00
12/22/2023	GEN	14933	C&A ENGINE	C&A ENGINEERS	1,750.00
12/22/2023	GEN	14934	CART	CAPITAL AREA RECYCLING AND TRASH	116.00
12/22/2023	GEN	14935	CITY PULSE	CITY PULSE	46.25
12/22/2023	GEN	14936	COHL	COHL, STOKER & TOSKEY, P.C.	984.30
12/22/2023	GEN	14937	DBI	DBI BUSINESS INTERIORS	139.68

Check Date	Bank	Check	Vendor	Vendor Name	Amount
12/22/2023	GEN	14938	DELHI	DELHI TOWNSHIP	138.28
12/22/2023	GEN	14939	EDEN	EDEN GLEN CONDO ASSOCIATION	1,230.00
12/22/2023	GEN	14940	GRANGER	GRANGER	130.34
12/22/2023	GEN	14941	GRAVITY	GRAVITY WORKS DESIGN, LLC	2,182.60
12/22/2023	GEN	14942	HOME	HOME DEPOT CREDIT SERVICES	10.87
12/22/2023	GEN	14943	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
12/22/2023	GEN	14944	INGHAM	INGHAM COUNTY TREASURER	5,471.68
12/22/2023	GEN	14945	J & J HARD	J & J HARDWOODS, INC.	1,400.00 V
12/22/2023	GEN	14946	J & J HARD	J & J HARDWOODS, INC.	9,360.00
12/22/2023	GEN	14947	KME ARCHIT	KME ARCHITECTURE LLC	2,000.00
12/22/2023	GEN	14948	LANSING TR	LANSING CITY TREASURER	122.00
12/22/2023	GEN	14949	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	478.97
12/22/2023	GEN	14950	MIDWEST	MIDWEST POWER EQUIPMENT	2,002.21
12/22/2023	GEN	14951	NORTHERN	NORTHERN HOME IMPROVEMENT	156,381.45
12/22/2023	GEN	14952	TRITERRA	TRITERRA	1,800.00
12/22/2023	GEN	14953	J & J HARD	J & J HARDWOODS, INC.	1,440.00

## GEN TOTALS:

Total of 58 Checks:	886,172.03
Less 1 Void Checks:	1,400.00
Total of 57 Disbursements:	<u>884,772.03</u>

## Bank PR PNC PAYROLL CHECKING

12/08/2023	PR	488(E)	BWL	BOARD OF WATER & LIGHT	60.13
12/08/2023	PR	489(E)	BWL	BOARD OF WATER & LIGHT	19.37
12/08/2023	PR	490(E)	BWL	BOARD OF WATER & LIGHT	36.40
12/08/2023	PR	491(E)	BWL	BOARD OF WATER & LIGHT	40.94
12/08/2023	PR	492(E)	CONSUMERS	CONSUMERS ENERGY	33.17
12/22/2023	PR	493(E)	BWL	BOARD OF WATER & LIGHT	322.79
12/22/2023	PR	494(E)	BWL	BOARD OF WATER & LIGHT	15.88
12/22/2023	PR	495(E)	COMCAST	COMCAST	184.90
12/22/2023	PR	496(E)	CONSUMERS	CONSUMERS ENERGY	114.68
12/22/2023	PR	497(E)	CONSUMERS	CONSUMERS ENERGY	13.60
12/22/2023	PR	498(E)	CONSUMERS	CONSUMERS ENERGY	4.25
12/22/2023	PR	499(E)	PITNEY	PITNEY BOWES PURCHASE POWER	50.00
12/22/2023	PR	500(E)	PNC	PNC BANK, NA	311.02

## PR TOTALS:

Total of 13 Checks:	1,207.13
Less 0 Void Checks:	0.00
Total of 13 Disbursements:	<u>1,207.13</u>

## REPORT TOTALS:

Total of 71 Checks:	887,379.16
Less 1 Void Checks:	1,400.00
Total of 70 Disbursements:	<u>885,979.16</u>

Communications Narrative / Executive Director's Report

1/18/24

- Old Leslie High School - Demolition completed. Reimbursement request has been submitted to the State Land Bank Authority. They have subsequently asked for more documentation that Michael Andrick and Director Case are working on.
- Melissa McKimmy has created and submitted 6 Blight Elimination applications to Sate Land Bank Authority for round 3 funding. We plan to submit 7 more for acquisition and renovations. 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. Five proposals were received; Michael Andrick is reviewing and vetting contractors.
- Land Bank's first modular house was set on 12/19/23 on 502 S Fairview Ave, Lansing. Contractor is now working on hooking up utilities, mechanicals, and further construction required.
- Regional Housing Partnership promoted by Michigan State Housing Development Authority and facilitated by Tri-County Planning Regional Planning and Capital Area Housing Partnership has convened 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." This group is meeting at LEAP on February 8<sup>th</sup>, for our first full Committee mtg.
- End of year letters were emailed out at the end of December, to all the municipalities where Land Bank properties were sold, so that each have the knowledge and can prepare for tax capture requirements.
- Land Bank pulled \$500,000 from the PNC Note in order to cover expenses, while waiting for grant reimbursements.
- Director Case is gearing up for the MALB Leadership Summit (MI Assoc of Land Banks) slated for Wednesday-Friday, September 18-20, 2024.
- Garden Program, along with Lansing Urban Farm Project, is initiating and facilitating a gathering of gardeners and farmers at Allen Neighborhood Center on February 29<sup>th</sup>, 8-9:30am. "Leap into Urban Gardening". All are invited to join.
- Staff working on sales flyers and pre-sale of condos and single-family new construction. Determining plan of attack for distribution and methods. Working with Housing Trust Fund Coordinator to help folks find housing through the Home Buyers Crew Program.
- Tentatively scheduled the auditors for the week of March 18-2024.