



BOARD OF DIRECTORS
Alan Fox CHAIR
Mark Grebner VICE CHAIR
Robert Pena TREASURER
Rawley Van Fossen SECRETARY
Ryan Sebolt MEMBER

THE LAND BANK BOARD WILL MEET ON THURSDAY, APRIL 15, 2024 AT 4:45 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/86312561617?pwd=bERJTGcwcGU3RIIGVmNGU0E2UnpjQT09>

Meeting ID: 863 1256 1617

Passcode: 474881

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 March 18, 2024

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – March 2024
3. Administration
 - A. Accounts Payable – January-February-March 2024
 - B. Communications Narrative / Executive Director’s Report
 - C. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
 - Next meeting is the Annual meeting, Monday, May 20, 2024, at 4:45pm.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case
EXECUTIVE DIRECTOR
rcase@ingham.org

3024 Turner Street
Lansing MI 48906

517.267.5221
www.inghamlandbank.org



MARCH 18, 2024 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/89149522521?pwd=TUJadjFjSkFsSVd3aUZvYm51dnIrUT09>

Meeting ID: 891 4952 2521

Passcode: 083385

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

CALL TO ORDER

Chairperson Fox called the March 18, 2024 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, Pena, Van Fossen Sebolt, Grebner

Members Absent:

Others Present: Tim Perrone, David Burns, Roxanne Case, Johno Norian of Turner Dodge Development, Nicholas Maloof of Turner Dodge Development

APPROVAL OF THE MINUTES

MINUTES OF JANUARY 25 2024 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. David Burns reiterated some statements listed in the report.

B. Revised Presentation on Bottling Plant by NXT Commercial

Johno and Nicholas distributed a summary and spoke about the project. Originally, the projects was a 9–story 196-unit building with commercial top and bottom. But due to changes in covid and the market, the revised structure is a 4-story building with 124-units. Nothing else has changed. The river trail, Dietrich Park and amenities will remain the same. The building will be a modular-type construction by Ritz-Craft, built to code and stacked together. Ryan Sebolt asked if prevailing wage was part of the package. Since

MARCH 18, 2024 REGULAR MEETING

its modular, construction is built off site and most likely not prevailing wage. However, the skilled trades who will be hooking everything up after erection such as electricians and plumbers will most likely be paid prevailing wage. Mr. Maloof stated that the contract was expiring in April and asked about extension. Director Case suggested another 6-month term.

COMMISSIONER GREBNER MOVED TO EXTEND THE AGREEMENT FOR ANOTHER 6 MONTHS. SUPPORTED BY COMMISSIONER SEBOLT. THE MOTION CARRIED UNANIMOUSLY

2. Residential

A. List of Properties - Sold & In Progress, January-February 2024 - Brief discussion.

3. Administration

A. Accounts Payable – Not submitted with documents.

B. Budget 2023 Pre-Audit Summary / Update

Director Case stated that this was a pre-audit update. Auditors are coming to the Land Bank Office this week to complete audit field work. In another couple months, a final audited report will be submitted.

C. Communications Narrative / Executive Director's Report - Brief discussion.

D. Legal

Tim Perrone stated that he reviewed documents for the bottling plant case. Keeping track and waiting for progress to continue.

4. Limited public comment - None

5. Announcements, Comments, or other Questions - None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:18pm.

Next meeting on April 15, 2024, at 4:45pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

4/12/2024

| 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 | The land bank is considering a development/joint venture with CAHP/other developers using the remaining 8.01 acres. The land bank and CAHP have discussed a project scope and partner responsibilities. Missing middle, affordable, and home ownership are priorities. This is a complicated and difficult site to develop and will require bownfield and other subsidies to pencil. |
| 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 on 7/21/20 and last extended to 10/6/24. Architectural and engineering plans are being modified to reduce project scope to 124 units in 4 stories, no parking structure, commercial space reduced, river front amenities reduced. River Trail, Detrick Park, and boat launch improvements are still part of the project. Developer and land bank staff will be invited to attend the City's weekly development meeting to discuss and answer questions about the revised development. Initial feedback from LEDC and others is that the project falls short of what is expected for this site. Interest rates and construction costs are the primary reason for cost reduction measures. Land bank has committed funds for a summer 2024 demolition. Source is Round 3 of State Land Bank Blight Elimination funds. Property requires regular board-up maintenance due to break-ins and petty vandalism. Mayor Schor hopes to see something happen soon, as we all do. |
| | 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 | Lansing | | August of 2023 land bank received a State Land Bank Blight Elimination grant for the school's demolition which has begun and is slated for completion by 6/30/24. RFP for new development proposals will be assembled and released in early summer. Work is being done by Ingham County Treasurer and Land Bank to obtain commerial tenants for new development which includes possibilities of County medical space and a LAFUCU Branch with a learning center. Other opportunities for commercial space users remains. |
| 4 | 33-01-01-29-305-122 2130 W Holmes (Pleasant Grove School) | Lansing | Value to be determined | |

| Parcel Number | Address | City | Market List Price or Contract Price | Status & Date (On Development, Market, Pending, Sold) |
|--|--|---------|-------------------------------------|--|
| 5 33-17-14-21-351-019 | 104 Worthington Place Dr. | Leslie | List price: \$69,125 | Local apartment developer for this 11+ acre site has failed to post earnest money after signing a Purchase Agreement in January. A revised Purchase Agreement has been sent to the developer in late February but it has not been returned with his signature. It seems we will need to start the search for a new buyer through an RFP. Leslie City Engineer will draft additional documents for Land Bank signature granting an easement for the city walking trail. The easement is in addition to another that the Land Bank executed late last year in favor of the City for the public trail. The trail enhances our site and the approved apartment development, so we have no problems with this. |
| 6 33-17-14-28-126-016 | 112 Woodworth (old Leslie High School) | Leslie | Value to be determined | Demolition completed. Reimbursement received. Marketing for the site is in process. RFP will be released April/May seeking a developer for this vacant parcel. |
| 7 33-01-01-08-481-451 | (1000) W Saginaw St | Lansing | \$50,000 | Listed, no current offers. |
| 8 33-21-01-07-352-005 | (3600) W Saginaw St (billboard lot) | Lansing | \$99,000 | Old gas station site. Land Bank has been working with EGLE for several years to remove tanks on site. EGLE completed 7 soil borings in Nov 2023, 4 of which turned into monitoring wells, and also installed 3 soil gas wells. Based on field observations, petroleum impacts probably extend under Saginaw St. EGLE trying to reach owner on south side to obtain easement. |
| 9 Various parcel #s | E Park Terrace / May / Saginaw / Penn | Lansing | \$34,722 | Working with H-Inc on large phased for-sale condominium development. The first phase will be 9 units and will require the land bank selling one of 20 lots under contract. The developer owns about 20 lots already. In 2023 a land bank house at 914 May St was sold to and demolished by the developer in 2023. The Rental/Option Agreement signed July 1, 2022 requires developer to maintain all the land bank parcels. The agreement allows a phased purchase to coincide with phased plan. The PA/rental agreement is about to expire and will be extended for 3 years with contingencies for an additional extension if necessary. The development, when completed will include a large retail/commercial at the North West corner of Saginaw and Pennsylvania. |
| 10 33-25-05-14-151-015 | E Norwood Ave (12.9 acres) | Holt | List price: \$99,900 | Ohio based developer wanted site control to submit a 9% senior tax credit deal in 2022 but failed at rezoning. LB will attempt to rezone with special use permit for senior only zoning and remarket as a senior development site. |
| 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. Several developers have looked at this site but no one has returned to make an offer. |

| Parcel Number | Address | City | Market List Price or Contract Price | Status & Date (On Development, Market, Pending, Sold) |
|---|---|---------|---|---|
| 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 | Pointe West Condo's 5 units 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 | Pointe West construction is 60%+ complete. Utility connection delays and some minor building plan changes have extended the completion date into April. A sales flyer has been completed. Marketing efforts are underway. Condo documents and HOA budget is nearly complete. LB will run the HOA meetings initially and turn over responsibility to the co-owners when we are legally able. |
| 12 33-01-01-17-231-041 33-01-01-17-231-031 33-01-01-17-231-021 33-01-01-17-231-011 | Genesee Pointe Condo's 4 units 416 N M L King Jr. 418 N M L King Jr. 422 N M L King Jr. 424 N M L King Jr | Lansing | Listing price targeting 80% AMI qualification | Genesee Pointe, a 4 unit condo project has received all necessary approvals and is under construction. Fedewa Homes, Inc is our General Contractor. Plans for a ground breaking ceremony are set for April 26 and it would be nice to see all land bank board members present. Project completion deadline is October 31st. |
| 13 33-01-01-15-376-011 33-01-01-15-376-021 33-01-01-15-376-031 | Hickory Pointe Condo's 4 unit S Pennsylvania Ave (413-415-419) | | Listing price targeting 80% AMI qualification | Site design and building plans have started for Hickory Pointe, a 4-unit condo project on this site. Planning for a fall construction start. A different building than the first two projects is in the design phase. This is a for-sale product. |
| 14 33-01-01-15-378-043 33-01-01-15-378-044 | Pointe East Condos 4 units S Pennsylvania Ave (500 block) | | Listing price targeting 80% AMI qualification | Site design and building plans have started for Hickory Pointe, a 4-unit condo project on this site. Planning for a fall construction start. A different building than the first two projects is in the design phase. This is a for-sale product. |
| 15 | | | | |

Residential or Vacant Properties Update**March 2024 Sales**

| Parcel Number | Address | City | Property Class | Sold Amount | Sold Date |
|----------------------|-------------------------|-------------|-----------------------|--------------------|------------------|
| 33-01-01-03-377-321 | Commonwealth Avenue | Lansing | Residential Vacant | 1,500 | 03/25/2024 |
| 33-01-01-09-353-231 | Lawler Ct | Lansing | Residential Vacant | 1,200 | 03/25/2024 |
| 33-01-01-10-182-221 | Illinois Ave | Lansing | Residential Vacant | 1,200 | 03/25/2024 |
| 33-01-01-14-358-362 | Magnolia Ave (vacant) | Lansing | Residential Vacant | 1,022 | 03/13/2024 |
| 33-01-01-14-359-182 | S Magnolia Ave (vacant) | Lansing | Residential Vacant | 1,216 | 03/13/2024 |
| 33-01-01-14-363-033 | S Hayford Avenue | Lansing | Residential Vacant | 2,025 | 03/13/2024 |
| 33-01-01-21-428-035 | BAKER ST (621) | LANSING | Residential Vacant | 1,200 | 03/22/2024 |
| 33-01-01-23-104-161 | S Hayford (706) | Lansing | Residential Vacant | 405 | 03/13/2024 |

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, ready for foundation | | |
| 33-01-01-10-326-551/561 | 0 E Cesar E Chavez | New Construction -- contract signed, ready for foundation | | |
| 33-01-01-14-357-202 | 502 Fairview St | New Modular Construction thru MSHDA. House set 12/19/23. Flooring, rough grade | | |
| 33-01-01-32-176-361 | (1727) Hillcrest St | New Construction -- re-bid due to changes/delays. Bids due 4/3/24. Rec'd 3 proposals | | |
| 33-01-01-32-351-352 | (2101) Reo Rd | New Construction -- re-bid due to changes/delays. Bids due 4/3/24. Rec'd 3 proposals | | |
| 33-01-01-32-151-001 | 2131 Pleasant View Ave | Partnering & selling to Mikey23 Foundation for training & apprenticeship program | | |
| 33-01-01-10-180-211 | Massachusetts Ave | Has a garage at rear of property | | |
| 33-01-01-14-310-061 | 323 S Hayford Ave | Selling to Antroy Nathan for renovations | | |
| 33-01-01-29-428-041 | 804 Loa St | Selling to Antroy Nathan for renovations | | |

Residential Properties - Slated for Demolition

| | | |
|---------------------|-------------------|---|
| 33-21-01-14-452-005 | 421 S Detroit St | Rec'd approval by State Land Bank Authority on 1/31/24. Slated for abatement & demo in summer 2024 |
| 33-01-01-22-352-261 | 1735 Lyons Ave | Rec'd approval by State Land Bank Authority on 1/31/24. Slated for abatement & demo in summer 2024 |
| 33-01-01-23-105-052 | 725 S Hayford Ave | Rec'd approval by State Land Bank Authority on 1/31/24. Slated for abatement & demo in summer 2024 |
| 33-01-01-23-105-061 | 729 S Hayford Ave | Rec'd approval by State Land Bank Authority on 1/31/24. Slated for abatement & demo in summer 2024 |
| 33-01-05-05-202-022 | 5135 Balzer | Rec'd approval by State Land Bank Authority on 4/3/24. Slated for abatement & demo in summer 2024 |
| 33-01-01-14-380-141 | 642 S Francis Ave | FEMA grant, Phase 8. Resolution to approve transfer. Updated PA to City 1/14/24. Waiting on City now. |

04/04/2024

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 01/01/2024 - 01/31/2024

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|-------------------------------|------|--------|------------|-------------------------------------|-------------|
| Bank GEN PNC GENERAL CHECKING | | | | | |
| 01/05/2024 | GEN | 14954 | AGAPE BLDG | AGAPE BUILDING & RESTORATION LLC | 9,062.24 |
| 01/05/2024 | GEN | 14955 | AGAPE BLDG | AGAPE BUILDING & RESTORATION LLC | 11,055.00 |
| 01/05/2024 | GEN | 14956 | MENARDS | CAPITAL ONE COMMERCIAL | 169.99 |
| 01/05/2024 | GEN | 14957 | BURNS | DAVID BURNS | 150.63 |
| 01/05/2024 | GEN | 14958 | MCD A | MICHIGAN COMMUNITY DEVELOPMENT ASSO | 100.00 |
| 01/05/2024 | GEN | 14959 | ROBIN | ROBIN WRIGHT | 495.00 |
| 01/05/2024 | GEN | 14960 | CASE | ROXANNE CASE | 49.45 |
| 01/05/2024 | GEN | 14961 | SME | SOIL AND MATERIALS ENGINEERS, INC. | 2,085.80 |
| 01/05/2024 | GEN | 14962 | VETS | VET'S ACE HARDWARE | 7.56 |
| 01/19/2024 | GEN | 14963 | ADELANTE | ADELANTE | 500.00 |
| 01/19/2024 | GEN | 14964 | AGAPE BLDG | AGAPE BUILDING & RESTORATION LLC | 3,007.24 |
| 01/19/2024 | GEN | 14965 | CINNAIRE | CINNAIRE TITLE SERVICES, LLC | 85,966.87 V |
| 01/19/2024 | GEN | 14966 | LANSING CI | CITY OF LANSING | 240.00 |
| 01/19/2024 | GEN | 14967 | EDEN | EDEN GLEN CONDO ASSOCIATION | 1,160.00 |
| 01/19/2024 | GEN | 14968 | FARMERS | FARMERS INSURANCE | 513.27 |
| 01/19/2024 | GEN | 14969 | FORESIGHT | FORESIGHT SUPERSIGN | 130.14 |
| 01/19/2024 | GEN | 14970 | GRANGER | GRANGER | 130.34 |
| 01/19/2024 | GEN | 14971 | GRANGER | GRANGER | 2,936.40 |
| 01/19/2024 | GEN | 14972 | HBA | HBA OF GREATER LANSING | 640.00 |
| 01/19/2024 | GEN | 14973 | HOME | HOME DEPOT CREDIT SERVICES | 39.35 |
| 01/19/2024 | GEN | 14974 | INGHAM | INGHAM COUNTY TREASURER | 6,098.72 |
| 01/19/2024 | GEN | 14975 | RHODE | JILL RHODE C.P.A. | 2,280.00 |
| 01/19/2024 | GEN | 14976 | KEBS | KEBS, INC. | 7,000.00 |
| 01/19/2024 | GEN | 14977 | KWIK | KWIK REPO INC | 350.00 |
| 01/19/2024 | GEN | 14978 | LANSING TR | LANSING CITY TREASURER | 496.79 |
| 01/19/2024 | GEN | 14979 | MI FLEET | MICHIGAN FLEET FUELING SOLUTIONS LL | 340.42 |
| 01/19/2024 | GEN | 14980 | NORTHERN | NORTHERN HOME IMPROVEMENT | 294,111.93 |
| 01/19/2024 | GEN | 14981 | VETS | VET'S ACE HARDWARE | 117.96 |
| 01/19/2024 | GEN | 14982 | APPLIED | APPLIED IMAGING | 166.65 |
| 01/19/2024 | GEN | 14983 | COTTRELL N | NICHOLAS COTTRELL | 144.04 |
| 01/19/2024 | GEN | 14984 | GRACIA-WIN | VERONICA GRACIA-WING, LLC | 550.00 |
| GEN TOTALS: | | | | | |
| Total of 31 Checks: | | | | | 430,095.79 |
| Less 1 Void Checks: | | | | | 85,966.87 |
| Total of 30 Disbursements: | | | | | 344,128.92 |
| Bank PR PNC PAYROLL CHECKING | | | | | |
| 01/05/2024 | PR | 501(E) | BWL | BOARD OF WATER & LIGHT | 314.85 |
| 01/05/2024 | PR | 502(E) | BWL | BOARD OF WATER & LIGHT | 65.64 |

| | | | | | |
|------------|----|--------|-----------|------------------------|---------------|
| 01/05/2024 | PR | 503(E) | BWL | BOARD OF WATER & LIGHT | 47.34 |
| 01/19/2024 | PR | 504(E) | AT&T | AT & T | 110.89 |
| 01/19/2024 | PR | 505(E) | BWL | BOARD OF WATER & LIGHT | 15.90 |
| 01/19/2024 | PR | 506(E) | COMCAST | COMCAST | 187.90 |
| 01/19/2024 | PR | 507(E) | CONSUMERS | CONSUMERS ENERGY | 15.05 |
| 01/19/2024 | PR | 508(E) | PNC | PNC BANK, NA | <u>414.05</u> |

PR TOTALS:

| | |
|---------------------------|-------------|
| Total of 8 Checks: | 1,171.62 |
| Less 0 Void Checks: | <u>0.00</u> |
| Total of 8 Disbursements: | 1,171.62 |

REPORT TOTALS:

| | |
|----------------------------|------------|
| Total of 39 Checks: | 431,267.41 |
| Less 1 Void Checks: | 85,966.87 |
| Total of 38 Disbursements: | 345,300.54 |

04/04/2024

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 02/01/2024 - 02/29/2024

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|-------------------------------|------|-------|------------|-------------------------------------|------------|
| Bank GEN PNC GENERAL CHECKING | | | | | |
| 02/02/2024 | GEN | 14985 | BS&A | BS&A SOFTWARE | 680.00 |
| 02/02/2024 | GEN | 14986 | CAP EQUIP | CAPITAL EQUIPMENT & SUPPLY | 487.70 |
| 02/02/2024 | GEN | 14987 | MENARDS | CAPITAL ONE COMMERCIAL | 71.33 |
| 02/02/2024 | GEN | 14988 | COHL | COHL, STOKER & TOSKEY, P.C. | 808.70 |
| 02/02/2024 | GEN | 14989 | GRAVITY | GRAVITY WORKS DESIGN, LLC | 660.00 |
| 02/02/2024 | GEN | 14990 | INGHAM | INGHAM COUNTY TREASURER | 24,901.78 |
| 02/02/2024 | GEN | 14991 | RHODE | JILL RHODE C.P.A. | 1,800.00 |
| 02/02/2024 | GEN | 14992 | MCKISSIC | MCKISSIC CONSTRUCTION | 1,890.00 |
| 02/02/2024 | GEN | 14993 | PNC | PNC BANK, NA | 1,654.51 |
| 02/02/2024 | GEN | 14994 | VETS | VET'S ACE HARDWARE | 81.97 |
| 02/02/2024 | GEN | 14995 | WE'RE | WE'RE DIFFERENT LAWNS & MORE | 2,200.00 |
| 02/16/2024 | GEN | 14996 | COHL | COHL, STOKER & TOSKEY, P.C. | 1,402.20 |
| 02/16/2024 | GEN | 14997 | CURSOR | CURSOR CONTROL INC | 1,395.00 |
| 02/16/2024 | GEN | 14998 | EDEN | EDEN GLEN CONDO ASSOCIATION | 960.00 |
| 02/16/2024 | GEN | 14999 | EPP | EPPROPERTY INNOVATIONS LLC | 21,305.59 |
| 02/16/2024 | GEN | 15000 | FRITZY | FRITZY'S LAWN & SNOW | 1,890.00 |
| 02/16/2024 | GEN | 15001 | GRANGER | GRANGER | 1,523.54 |
| 02/16/2024 | GEN | 15002 | HOUSING | INGHAM COUNTY HOUSING COMMISSION | 1,988.80 |
| 02/16/2024 | GEN | 15003 | INGHAM | INGHAM COUNTY TREASURER | 6,098.72 |
| 02/16/2024 | GEN | 15004 | MAGWV | MAGWV | 95.00 |
| 02/16/2024 | GEN | 15005 | MI FLEET | MICHIGAN FLEET FUELING SOLUTIONS LL | 225.01 |
| 02/16/2024 | GEN | 15006 | COTTRELL N | NICHOLAS COTTRELL | 85.89 |
| 02/16/2024 | GEN | 15007 | NORTHERN | NORTHERN HOME IMPROVEMENT | 227,325.39 |
| 02/16/2024 | GEN | 15008 | ROBIN | ROBIN WRIGHT | 660.00 |
| 02/16/2024 | GEN | 15009 | CALLAWAY T | TODD R CALLAWAY & ASSOCIATES PC | 7,500.00 |
| 02/16/2024 | GEN | 15010 | VETS | VET'S ACE HARDWARE | 81.96 |
| 02/16/2024 | GEN | 15011 | ALL STAR | ALL STAR SNOW REMOVAL | 2,210.00 |

GEN TOTALS:

| | |
|----------------------------|-------------------|
| Total of 27 Checks: | 309,983.09 |
| Less 0 Void Checks: | 0.00 |
| Total of 27 Disbursements: | <u>309,983.09</u> |

Bank PR PNC PAYROLL CHECKING

| | | | | | |
|------------|----|--------|-----------|------------------------|--------|
| 02/02/2024 | PR | 509(E) | BWL | BOARD OF WATER & LIGHT | 54.77 |
| 02/02/2024 | PR | 510(E) | BWL | BOARD OF WATER & LIGHT | 44.91 |
| 02/02/2024 | PR | 511(E) | CONSUMERS | CONSUMERS ENERGY | 141.44 |
| 02/16/2024 | PR | 512(E) | AT&T | AT & T | 110.75 |
| 02/16/2024 | PR | 513(E) | BWL | BOARD OF WATER & LIGHT | 283.06 |
| 02/16/2024 | PR | 514(E) | BWL | BOARD OF WATER & LIGHT | 15.90 |

| | | | | | |
|------------|----|--------|---------|-----------------------------|---------------|
| 02/16/2024 | PR | 515(E) | BWL | BOARD OF WATER & LIGHT | 15.05 |
| 02/16/2024 | PR | 516(E) | COMCAST | COMCAST | 187.90 |
| 02/16/2024 | PR | 517(E) | PITNEY | PITNEY BOWES PURCHASE POWER | 100.00 |
| 02/16/2024 | PR | 518(E) | PNC | PNC BANK, NA | <u>509.14</u> |

PR TOTALS:

| | |
|----------------------------|-------------|
| Total of 10 Checks: | 1,462.92 |
| Less 0 Void Checks: | <u>0.00</u> |
| Total of 10 Disbursements: | 1,462.92 |

REPORT TOTALS:

| | |
|----------------------------|-------------|
| Total of 37 Checks: | 311,446.01 |
| Less 0 Void Checks: | <u>0.00</u> |
| Total of 37 Disbursements: | 311,446.01 |

04/04/2024

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 03/01/2024 - 03/31/2024

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|-------------------------------|------|-------|------------|-------------------------------------|-----------|
| Bank GEN PNC GENERAL CHECKING | | | | | |
| 03/01/2024 | GEN | 15012 | APPLIED | APPLIED IMAGING | 166.65 |
| 03/01/2024 | GEN | 15013 | CAPITAL C | CAPITAL CITY HOMES | 3,617.61 |
| 03/01/2024 | GEN | 15014 | LANSING CI | CITY OF LANSING | 210.00 |
| 03/01/2024 | GEN | 15015 | CITY PULSE | CITY PULSE | 47.36 |
| 03/01/2024 | GEN | 15016 | CONSUMERS | CONSUMERS ENERGY | 215.00 |
| 03/01/2024 | GEN | 15017 | CONSUMERS | CONSUMERS ENERGY | 215.00 |
| 03/01/2024 | GEN | 15018 | REGISTER | INGHAM COUNTY REGISTER OF DEEDS | 30.00 |
| 03/01/2024 | GEN | 15019 | J & J HARD | J & J HARDWOODS, INC. | 3,120.00 |
| 03/01/2024 | GEN | 15020 | J & J HARD | J & J HARDWOODS, INC. | 1,680.00 |
| 03/01/2024 | GEN | 15021 | J & J HARD | J & J HARDWOODS, INC. | 1,210.00 |
| 03/01/2024 | GEN | 15022 | J & J HARD | J & J HARDWOODS, INC. | 3,860.00 |
| 03/01/2024 | GEN | 15023 | RHODE | JILL RHODE C.P.A. | 1,800.00 |
| 03/01/2024 | GEN | 15024 | KWIK | KWIK REPO INC | 350.00 |
| 03/01/2024 | GEN | 15025 | COTTRELL N | NICHOLAS COTTRELL | 148.21 |
| 03/01/2024 | GEN | 15026 | FOUR | SCHUMACHER'S FOUR SEASONS | 2,650.00 |
| 03/01/2024 | GEN | 15027 | GRACIA-WIN | VERONICA GRACIA-WING, LLC | 550.00 |
| 03/01/2024 | GEN | 15028 | VETS | VET'S ACE HARDWARE | 57.96 |
| 03/15/2024 | GEN | 15029 | AGAPE BLDG | AGAPE BUILDING & RESTORATION LLC | 6,000.00 |
| 03/15/2024 | GEN | 15030 | BWL | BOARD OF WATER & LIGHT | 5,379.64 |
| 03/15/2024 | GEN | 15031 | BRS ENGIN | BRS ENGINEERING LLC | 356.96 |
| 03/15/2024 | GEN | 15032 | LANSING CI | CITY OF LANSING | 210.00 |
| 03/15/2024 | GEN | 15033 | COHL | COHL, STOKER & TOSKEY, P.C. | 390.00 |
| 03/15/2024 | GEN | 15034 | DBI | DBI BUSINESS INTERIORS | 149.90 |
| 03/15/2024 | GEN | 15035 | GRANGER | GRANGER | 156.65 |
| 03/15/2024 | GEN | 15036 | HOME | HOME DEPOT CREDIT SERVICES | 245.53 |
| 03/15/2024 | GEN | 15037 | J & J HARD | J & J HARDWOODS, INC. | 880.00 |
| 03/15/2024 | GEN | 15038 | J & J HARD | J & J HARDWOODS, INC. | 840.00 |
| 03/15/2024 | GEN | 15039 | KEBS | KEBS, INC. | 575.00 |
| 03/15/2024 | GEN | 15040 | KEBS | KEBS, INC. | 575.00 |
| 03/15/2024 | GEN | 15041 | KWIK | KWIK REPO INC | 1,180.00 |
| 03/15/2024 | GEN | 15042 | KWIK | KWIK REPO INC | 1,550.00 |
| 03/15/2024 | GEN | 15043 | MAGWV | MAGWV | 1,387.50 |
| 03/15/2024 | GEN | 15044 | MI FLEET | MICHIGAN FLEET FUELING SOLUTIONS LL | 309.63 |
| 03/15/2024 | GEN | 15045 | NORTHERN | NORTHERN HOME IMPROVEMENT | 96,199.56 |
| 03/15/2024 | GEN | 15046 | REHMANN | REHMANN ROBSON | 2,500.00 |
| 03/15/2024 | GEN | 15047 | ROBIN | ROBIN WRIGHT | 418.00 |
| 03/15/2024 | GEN | 15048 | CASE | ROXANNE CASE | 157.49 |
| 03/15/2024 | GEN | 15049 | STATE FARM | STATE FARM INSURANCE | 2,661.00 |
| 03/15/2024 | GEN | 15050 | GRACIA-WIN | VERONICA GRACIA-WING, LLC | 550.00 |
| 03/15/2024 | GEN | 15051 | VETS | VET'S ACE HARDWARE | 17.98 |
| 03/28/2024 | GEN | 15052 | AGAPE BLDG | AGAPE BUILDING & RESTORATION LLC | 42,458.00 |

| | | | | | |
|------------|-----|-------|------------|----------------------------------|------------------|
| 03/28/2024 | GEN | 15053 | BENDY STEM | BENDY STEM FARM | 9,800.00 |
| 03/28/2024 | GEN | 15054 | CART | CAPITAL AREA RECYCLING AND TRASH | 116.00 |
| 03/28/2024 | GEN | 15055 | MENARDS | CAPITAL ONE COMMERCIAL | 134.38 |
| 03/28/2024 | GEN | 15056 | LANSING CI | CITY OF LANSING | 210.00 |
| 03/28/2024 | GEN | 15057 | BURNS | DAVID BURNS | 123.28 |
| 03/28/2024 | GEN | 15058 | EDEN | EDEN GLEN CONDO ASSOCIATION | 960.00 |
| 03/28/2024 | GEN | 15059 | INGHAM | INGHAM COUNTY TREASURER | 6,098.72 |
| 03/28/2024 | GEN | 15060 | RED CEDAR | RED CEDAR CONSULTING, LLC | 673.00 |
| 03/28/2024 | GEN | 15061 | REHMANN | REHMANN ROBSON | <u>10,000.00</u> |

GEN TOTALS:

| | |
|----------------------------|-------------|
| Total of 50 Checks: | 213,191.01 |
| Less 0 Void Checks: | <u>0.00</u> |
| Total of 50 Disbursements: | 213,191.01 |

Bank PR PNC PAYROLL CHECKING

| | | | | | |
|------------|----|--------|-----------|-----------------------------|--------------|
| 03/01/2024 | PR | 519(E) | BWL | BOARD OF WATER & LIGHT | 42.34 |
| 03/01/2024 | PR | 520(E) | BWL | BOARD OF WATER & LIGHT | 47.33 |
| 03/01/2024 | PR | 521(E) | BWL | BOARD OF WATER & LIGHT | 15.90 |
| 03/01/2024 | PR | 522(E) | CONSUMERS | CONSUMERS ENERGY | 198.79 |
| 03/01/2024 | PR | 523(E) | CONSUMERS | CONSUMERS ENERGY | 13.60 |
| 03/15/2024 | PR | 524(E) | AT&T | AT & T | 105.75 |
| 03/15/2024 | PR | 525(E) | BWL | BOARD OF WATER & LIGHT | 15.90 |
| 03/15/2024 | PR | 526(E) | BWL | BOARD OF WATER & LIGHT | 299.96 |
| 03/15/2024 | PR | 527(E) | COMCAST | COMCAST | 297.85 |
| 03/15/2024 | PR | 528(E) | PNC | PNC BANK, NA | 270.00 |
| 03/28/2024 | PR | 529(E) | APPLIED | APPLIED IMAGING | 210.38 |
| 03/28/2024 | PR | 530(E) | BWL | BOARD OF WATER & LIGHT | 44.74 |
| 03/28/2024 | PR | 531(E) | BWL | BOARD OF WATER & LIGHT | 50.34 |
| 03/28/2024 | PR | 532(E) | BWL | BOARD OF WATER & LIGHT | 240.58 |
| 03/28/2024 | PR | 533(E) | CONSUMERS | CONSUMERS ENERGY | 13.60 |
| 03/28/2024 | PR | 534(E) | CONSUMERS | CONSUMERS ENERGY | 119.88 |
| 03/28/2024 | PR | 535(E) | CONSUMERS | CONSUMERS ENERGY | 0.45 |
| 03/28/2024 | PR | 536(E) | PITNEY | PITNEY BOWES PURCHASE POWER | <u>50.00</u> |

PR TOTALS:

| | |
|----------------------------|-------------|
| Total of 18 Checks: | 2,037.39 |
| Less 0 Void Checks: | <u>0.00</u> |
| Total of 18 Disbursements: | 2,037.39 |

REPORT TOTALS:

| | |
|----------------------------|------------|
| Total of 68 Checks: | 215,228.40 |
| Less 0 Void Checks: | 0.00 |
| Total of 68 Disbursements: | 215,228.40 |

Communications Narrative / Executive Director's Report

4/5/24

- Groundbreaking / Open House event at MLK and Saginaw row house sites on Friday, April 26th. At 10am, we will start at MLK / Genesee Pointe (400 block of N MLK) for a groundbreaking ceremony with 4 speakers, including Senator Sarah Anthony. At ~ 10:35am, we will walk to the Saginaw / Pointe West site for an Open House and 20th Anniversary of Land Banks celebration. Speakers there will include Rachel Elsinga from MEDC and Joseph Rivet, Executive Director of the State Land Bank. All are welcome; please plan to attend! Suggested parking is on Bartlett St between each site; although, UM Health-Sparrow is allowing parking at Sparrow St Lawrence Hospital.
- Land Bank and Sparrow UM Hospital connected in fall 2023 in regards to 6 properties (5 houses, 1 vacant lot) that Sparrow would like to sell to the Land Bank for \$1. These houses are in the area of Jerome St and Ferguson Ave. Sparrow's goal is to help the community with housing. Two events were held by UM Health-Sparrow on April 2-3. One with the neighbors and one with officials.
- Former Pleasant Grove School demolition contract has been awarded. Asbestos and hazardous materials abatement is currently happening. Demolition to start in the next 4 weeks. We've already salvaged many items out of the school, but plan to salvage other exterior forms to be incorporated into the new development in honor of Malcolm X.
- Land Bank's first modular house was set on 12/19/23 on 502 S Fairview Ave, Lansing. Contractor is working on hooking up utilities and mechanicals.
- Land Bank 2023 audit is going on currently. Issues with grant funds and budget amendment not completed, but staff is working thru auditor's requests.
- Land Contracts need to be extended. David Burns working on this. May need to get legal involvement with letters and requirements.
- Director Case is gearing up for the MALB Leadership Summit (MI Assoc of Land Banks) slated for Wednesday-Friday, September 18-20, 2024.