



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 MONDAY, MAY 20, 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/82121628279?pwd=ZkU4cW9WMVBxM2MvUzB2NUZJZFNIQT09>

Meeting ID: 821 2162 8279

Passcode: 850646

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 April 15, 2024

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – April 2024
 - B. Resolution 24-XX to Utilize the Land Bank’s Option to Purchase 2024 Tax Foreclosures
3. Administration
 - A. Accounts Payable – April 2024
 - B. Rental 2023 summary and update
 - C. Communications Narrative / Executive Director’s Report
 - D. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
 - Next meeting is the Annual meeting, Monday, June 17, 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



Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/86312561617?pwd=bERJTGcwcGU3RIIGVmNGU0E2UnpiQT09>

Meeting ID: 863 1256 1617

Passcode: 474881

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

CALL TO ORDER

Chairperson Fox called the April 15, 2024 Regular Meeting of the Ingham County Land Bank to order at 4:45p.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: none

Others Present: Tim Perrone, David Burns

APPROVAL OF THE MINUTES

MINUTES OF MARCH 18 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. Commissioner Pena asked about addresses. Chairperson Fox stated that properties with a zero as the street number means that the address is a vacant parcel. Commissioner Pena asked about the RFP for former Leslie High School vacant property. David Burns stated that an RFP is tentatively schedule to be put out next month, and hopefully, we get some good proposals. The demolition was well past due and the State Land Bank Authority Blight Elimination Funds were used.

2. Residential

A. List of Properties - Sold & In Progress, March 2024 -

APRIL 15, 2024 REGULAR MEETING

Brief discussion. Commissioner Pena asked about the pricing on the sold vacant lots. Seem low. David Burns explained that pricing is based off of location and situation. Location, floodplain, size, and situation all are taken into account when pricing. Recently, the Land Bank has completed appraisals on lots to make sure pricing is in line with market and economy. Commissioner Grebner stated that these Land Bank lots are almost always adjacent lots that can't be built on or used for specific building purposes, and therefore, selling to help keep our mowing/snow removal costs down is a good thing. Chairperson Fox stated that we encourage folks to combine the lots with their own property.

3. Administration

A. Accounts Payable – January-February-March 2024 - accepted and on file

Chairperson Fox stated that Northern Home Improvement is the contractor on the Pointe West Condos and that's why those costs are high.

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

Chairperson Fox stated that the big news is the UMI Health-Sparrow properties donated/sold for \$1 to the Land Bank and Habitat. Real opportunity to renovate and get housing in circulation. Because these are considered blighted, the Land Bank applied and was awarded State Land Bank Authority Blight Elimination Funds to renovate. The Land Bank gained 5 house and 1 lot. Habitat Capital Region gained 4 houses and 1 lot. We are looking forward to working across the street from each other. Sparrow did a good job in keeping the neighborhood in the forefront, and the Land Bank will keep the neighborhood informed on progress, as well.

C. Legal

Tim Perrone had nothing to report.

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 5:08pm.

Next meeting on Monday, May 20, 2024, at 4:45pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

5/13/2024

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 brownfield and other subsidies to pencil.
2 33-01-01-09-127-022	W North St	Lansing	Value to be determined	Lot currently being used by the construction company for City sewer separation project. Waiting until bottle plant redevelopment has begun before relisting. Possible extra land available with part of Reasoner Park.
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. LEDC, Developer and Land Bank met to discuss answers/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 put out an RFP for demolition. Funding source is Round 3 of State Land Bank Blight Elimination funds. Property requires regular board-up maintenance due to break-ins and petty vandalism. Regularly scheduled meeting have resumed with developer, MEDC, LEDC, and Land Bank. Looking for 20 million in grants from multiple sources.
33-01-01-09-176-062	N Capitol Ave	Lansing		
3 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	Abatement of hazardous materials and asbestos nearly completed. Abatement and air clearances to be completed soon. Demolition to begin in 1-2 weeks. Completion by 6/30/24. RFP for new development proposals will be assembled and released in June 2024. Work is being done by Ingham County Treasurer and Land Bank to obtain commercial tenants for new development which includes possibilities of County medical space, a LAFCU Branch with a learning center and a day care center. Other opportunities for commercial space users remains.

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 June 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. Developer constructing in many phases, with the first of a 4-unit residential structure on the southwest corner and will require the land bank to sell one of 20 lots under contract. The developer owns about 20 lots already. 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 tentatively include a large retail/commercial at the northwest 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. Possible opportunity for Apprenticeship Program - Housing Development.

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
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	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 80%+ complete. Utility connection delays and some minor building plan changes have extended the completion date into June. Solar Panels have been installed, but not yet hooked up; waiting BWL and electricity hookup. Sales and marketing efforts are underway. Condo documents and HOA budget are completed. LB will run the HOA meetings initially and turn over responsibility to the co-owners when we are legally able.
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	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. Foundation poured and set, first floor is framed. Project completion deadline is October 31st. And we are currently on track.
14 33-01-01-15-376-011 33-01-01-15-376-021 33-01-01-15-376-031	Hickory Pointe Condo's 4 unit Pennsylvania Ave (413-415-419) S		Listing price targeting 80% AMI qualification	Site design and building plans are complete and will be submitted to City for review. After approvals are received, an RFP will be released to select one General Contractor for both sites or one G.C. for each site. Hickory Pointe, a 4-unit, for-sale condo project is planned to start construction start. Application for NHID Grant to help with funding has been submitted to MSHDA.
15 33-01-01-15-378-043 33-01-01-15-378-044	Pointe East Condos 4 units Pennsylvania Ave (500 block) S		Listing price targeting 80% AMI qualification	Site design and building plans are complete and will be submitted to City for review. After approvals are received, an RFP will be released to select one General Contractor for both sites or one G.C. for each site. Pointe East, a 4-unit, for-sale condo project on this site is planned for a fall construction start. This is a for-sale product. Application for NHID Grant to help with funding has been submitted to MSHDA.

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

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-03-104-311	Orchard Glen (726)	Lansing	Residential Vacant	3000	04/04/2024
33-01-01-15-485-171	Elizabeth (1706)	Lansing	Residential Vacant	1200	04/04/2024
33-01-01-04-406-011	Gary Avenue	Lansing	Residential Vacant	1920	04/18/2024

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. Appliances, final touch ups		
33-01-01-32-176-361	(1727) Hillcrest St	New Construction -- awarded contract to Charles Therrian Builders		
33-01-01-32-351-352	(2101) Reo Rd	New Construction -- awarded contract to Masterwork LLC		
33-01-01-32-151-001	2131 Pleasant View Ave	Sold to Mikey23 Foundation for training & apprenticeship program on 5/9/24		
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		
33-01-01-20-451-011	Pattengill Ave (1637)	Apprenticeship Program opportunity to build all-electric home w/solar panels - summer/fall 2024		

Residential Properties - Slated for Demolition

33-21-01-14-452-005	421 S Detroit St	RFP out on 4/10/24. Bids rec'd on 5/3/24. Awarded and signed contract on 5/13/24 to MSC Excavating LLC
33-01-01-22-352-261	1735 Lyons Ave	RFP out on 4/10/24. Bids rec'd on 5/3/24. Awarded and signed contract on 5/13/24 to MSC Excavating LLC
33-01-01-23-105-052	725 S Hayford Ave	RFP out on 4/10/24. Bids rec'd on 5/3/24. Awarded and signed contract on 5/13/24 to MSC Excavating LLC
33-01-01-23-105-061	729 S Hayford Ave	RFP out on 4/10/24. Bids rec'd on 5/3/24. Awarded and signed contract on 5/13/24 to MSC Excavating LLC
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.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO UTILIZE THE LAND BANK'S OPTION TO PURCHASE
2024 TAX FORECLOSED PROPERTY

RESOLUTION 24-

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 General Property Tax Act, Public Act 206 of 1893, as amended, states in MCL 211.78m(1) that if a city, village, township, or city authority does not purchase that property and no claimant has filed a claim for remaining proceeds from the foreclosed property under section 78t(2), the county authority in which the property is located may purchase that property by paying the foreclosing governmental unit the minimum bid. The foreclosing governmental unit shall convey the property to the purchasing Authority within 30 days; and

WHEREAS, the Ingham County Treasurer, acting as the Foreclosing Governmental Unit is authorized to accept the minimum bid in the name of Ingham County for properties, subject to local and state option and other deletions by statute and Land Bank Priorities, Policies, and Procedures.

WHEREAS, the Land Bank staff have evaluated the 2024 tax foreclosed parcels and have determined that certain properties have redevelopment potential compared to their purchase cost; and

WHEREAS, the acquisition cost shall be covered by the Ingham County Land Bank Fast Track Authority; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to purchase for redevelopment opportunities, at the minimum bid, property available under MCL 211.78m(1) for which no claimant has filed a claim for remaining proceeds.

AYE: ABSENT: NAY: Adopted

05/14/2024

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 04/01/2024 - 04/30/2024

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
04/12/2024	GEN	15062	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	9,936.00
04/12/2024	GEN	15063	BWL	BOARD OF WATER & LIGHT	915.47
04/12/2024	GEN	15064	BRS ENGIN	BRS ENGINEERING LLC	238.80
04/12/2024	GEN	15065	LANSING CI	CITY OF LANSING	240.00 V
04/12/2024	GEN	15066	FLOORING	FLOORING AMERICA CARPET STUDIO	4,235.57
04/12/2024	GEN	15067	FLOORING	FLOORING AMERICA CARPET STUDIO	4,191.29
04/12/2024	GEN	15068	GRANGER	GRANGER	156.65
04/12/2024	GEN	15069	RHODE	JILL RHODE C.P.A.	2,400.00
04/12/2024	GEN	15070	LANE'S	LANE'S REPAIR	5,548.00
04/12/2024	GEN	15071	MAGWV	MAGWV	763.50
04/12/2024	GEN	15072	MCKIMMY	MELISSA MCKIMMY	501.16
04/12/2024	GEN	15073	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	356.76
04/12/2024	GEN	15074	MIDWEST	MIDWEST POWER EQUIPMENT	79.47
04/12/2024	GEN	15075	ROBIN	ROBIN WRIGHT	407.00
04/26/2024	GEN	15076	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	15,291.50
04/26/2024	GEN	15077	APPLIED	APPLIED IMAGING	166.65
04/26/2024	GEN	15078	BENDY STEM	BENDY STEM FARM	1,140.00
04/26/2024	GEN	15079	CITY PULSE	CITY PULSE	74.00
04/26/2024	GEN	15080	DBI	DBI BUSINESS INTERIORS	376.26
04/26/2024	GEN	15081	EATON CONS	EATON CONSERVATION DISTRICT	60.00
04/26/2024	GEN	15082	EDEN	EDEN GLEN CONDO ASSOCIATION	960.00
04/26/2024	GEN	15083	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	67.00
04/26/2024	GEN	15084	GOOD FRUIT	GOOD FRUIT VIDEO	1,000.00
04/26/2024	GEN	15085	HOME	HOME DEPOT CREDIT SERVICES	117.30
04/26/2024	GEN	15086	INGHAM	INGHAM COUNTY TREASURER	6,098.72
04/26/2024	GEN	15087	J & J HARD	J & J HARDWOODS, INC.	3,600.00
04/26/2024	GEN	15088	KELLEY	KELLEY APPRAISAL COMPANY	200.00
04/26/2024	GEN	15089	KELLEY	KELLEY APPRAISAL COMPANY	200.00
04/26/2024	GEN	15090	CALLAWAY T	TODD R CALLAWAY & ASSOCIATES PC	13,537.50
04/26/2024	GEN	15091	GRACIA-WIN	VERONICA GRACIA-WING, LLC	550.00
GEN TOTALS:					
Total of 30 Checks:					73,408.60
Less 1 Void Checks:					240.00
Total of 29 Disbursements:					73,168.60

Bank PR PNC PAYROLL CHECKING

04/12/2024	PR	537(E)	BWL	BOARD OF WATER & LIGHT	322.14
04/12/2024	PR	538(E)	BWL	BOARD OF WATER & LIGHT	15.90
04/12/2024	PR	539(E)	PNC	PNC BANK, NA	215.19
04/26/2024	PR	540(E)	AT&T	AT & T	115.74
04/26/2024	PR	541(E)	BWL	BOARD OF WATER & LIGHT	45.83
04/26/2024	PR	542(E)	COMCAST	COMCAST	42.32
04/26/2024	PR	543(E)	CONSUMERS	CONSUMERS ENERGY	13.60
04/26/2024	PR	544(E)	CONSUMERS	CONSUMERS ENERGY	103.28
04/26/2024	PR	545(E)	PITNEYBOW	PITNEY BOWES INC	104.94

PR TOTALS:

Total of 9 Checks:	978.94
Less 0 Void Checks:	0.00
Total of 9 Disbursements:	<u>978.94</u>

REPORT TOTALS:

Total of 39 Checks:	74,387.54
Less 1 Void Checks:	240.00
Total of 38 Disbursements:	74,147.54

Analysis of Rental Income Received by Property										
2005 - 2023										
	updated by J Rhode, April 2024									
	Address	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Total	HC Costs	Maintenance & HOA \$	2023 Net	2005 - 2023 Net
1	818 N Fairview	2,625.00	2,625.00	2,550.00	2,550.00	10,350.00	\$ 1,035.00	1,545.51	7,769.49	78,157.80
2	1125 N Chestnut St	2,685.00	2,685.00	2,685.00	2,685.00	10,740.00	\$ 1,074.00	5,133.00	4,533.00	(23,544.85)
3	1026 S Grand	2,403.00	2,403.00	2,403.00	2,403.00	9,612.00	\$ 961.20	640.00	8,010.80	40,980.19
4	1217 W Michigan Ave	2,550.00	2,550.00	2,550.00	2,550.00	10,200.00	\$ 1,020.00		9,180.00	77,332.32
5	6131 Scotmar Dr	2,400.00	1,851.00	2,949.00	2,400.00	9,600.00	\$ 960.00	3,288.02	5,351.98	57,055.63
6	1754 Maisonette Dr	2,475.00	2,475.00	2,475.00	2,475.00	9,900.00	\$ 990.00	2,640.00	6,270.00	50,729.15
7	1758 Maisonette Dr	2,400.00	1,851.00	2,949.00	2,400.00	9,600.00	\$ 960.00	2,880.00	5,760.00	51,971.43
8	1705 Maisonette Dr	2,400.00	2,400.00	2,400.00	2,400.00	9,600.00	\$ 960.00	2,640.00	6,000.00	64,398.59
9	Billboard at Lake Lansing Rd									915.00
10	Billboard at W Saginaw									6,415.00
11	6107 Scotmar Dr (sold 9/21/22)									16,066.28
12	6125 Scotmar Dr (sold 7/21/22)									55,663.65
13	3325 W Holmes Rd (sold 12/1/21)									31,169.37
14	1735 Maisonette Dr (sold As-Is 8/10/21)									48,357.57
15	1746 Maisonette Dr (sold 8/4/21)									15,819.87
16	1727 Maisonette Dr (sold As-Is 1/29/21)									30,594.95
17	4327 Aurelius (sold 3/31/21)									53,730.30
18	1734 Maisonette Dr (sold 9/2/20)									42,371.34
19	323 Astor (sold 1/3/19)									25,939.41
20	653 S Hayford (sold 5/23/19)									(7,482.51)
21	1014 S Pennsylvania (sold 5/23/19)									787.00
22	842 Edison Ave (sold 12/27/19)									(3,852.96)
23	126 S Eighth St									-
24	124 /126 S Eighth St (sold 11/13/19)									1,537.16
25	1715 E Kalamazoo (Bike Coop) (sold 7/25/19)									(37,337.46)
		\$ 19,938.00	\$ 18,840.00	\$ 20,961.00	\$ 19,863.00	\$ 79,602.00	\$ 7,960.20	\$ 18,766.53	\$ 52,875.27	\$ 677,774.23

Communications Narrative / Executive Director's Report

5/12/24

- Groundbreaking / Open House / 20th Land Banking Anniversary event at MLK and Saginaw row house sites on Friday, April 26th was a big success, and the Land Bank appreciates Commissioner Sebolt and EDP Director Rawley Van Fossen attending and speaking. Approximately 30-35 people attended.
- Land Bank and UM Health-Sparrow connected in fall 2023 in regards to 6 properties (5 houses, 1 vacant lot) on the corner of Ferguson and Jerome streets. Sale Closing occurred on 5/3/24, and the Land Bank now owns. Lead-based paint testing has been requested, and should be completed in the next 6 weeks. Specifications have been completed, and an RFP for general contractor(s) to renovate houses is expected to go out in July. The goal would be to award contracts in late August, for September/October start. Completion anticipated for summer 2025. Funding source is through the State Land Bank Authority, using Blight Elimination funds.
- Land Bank 2023 audit is nearly completed. Rehmann has Comments for future improvements, which the Land Bank has already applied. A Single Audit had to be conducted due to recognizing federal funds used in 2023.
- Land Contracts have been extended; two owners still need to sign. David Burns has been working on this.
- Land Bank met with Lansing's new City Assessor and Deputy Assessor. Good information was shared in regards to future developments.
- Land Bank working with a developer on an Apprenticeship Program. If it works out, planning to construct the next all-electric house, planned on Pattengill Ave, Lansing.
- Garden Coordinator, Cody Mohr, is working hard and knee deep in tilling lots and delivering compost, straw, and such for gardeners. He is gearing up for the City of Lansing's Neighborhood in Blooms Program.
- Director Case is a co-lead in the New Development Group of the State Regional Housing Plan. Currently, working on a survey to builders/developers on incentives used/not used. Hoping to obtain information to help create funds for future housing needs.
- Director Case is gearing up for the MALB Leadership Summit (MI Assoc of Land Banks) slated for Wednesday-Friday, September 18-20, 2024.