



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, JUNE 17, 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/83530235012?pwd=cituT3lyTHNSQnFQWVRVWmJyUkF5UT09>

Meeting ID: 835 3023 5012

Passcode: 781747

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 May 20, 2024

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – May 2024
 - B. Resolution to Authorize the Sale of 5 Vacant Parcels in Lansing to Capital Area Housing Partnership
3. Administration
 - A. Accounts Payable – May 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 meeting, Monday, July 15, 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/82121628279?pwd=ZkU4cW9WMVBxM2MvUzB2NUZlZFNlOT09>

Meeting ID: 821 2162 8279

Passcode: 850646

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

CALL TO ORDER

Chairperson Fox called the May 20, 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, Grebner, Pena, Van Fossen

Members Absent: Sebolt (excused)

Others Present: Tim Perrone, David Burns

APPROVAL OF THE MINUTES

MINUTES OF APRIL 15 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 stated that the big announcement is that the former Pleasant Grove School is being demolished right now. Thank you to Rawley and his team for expediting the permit.

2. Residential

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

Brief discussion.

B. Resolution 24-01 to Utilize the Land Bank's Option to Purchase 2024 Tax Foreclosures

COMMISSIONER PENA MOVED TO ADOPT THE RESOLUTION. LAND BANK SECRETARY RAWLEY VAN FOSSEN SUPPORTED.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

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

RESOLUTION 24-01

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: Fox, Grebner, Pena, Van Fossen ABSENT: Sebolt NAY: Adopted 5/20/24

MOTION APPROVED UNANIMOUSLY.

MAY 20, 2024 REGULAR MEETING

Chairperson Fox stated that one of the items that occurred in the General Property Tax Act after the Rafaeli Case decision was that Land Banks were added to the list of public bodies that can acquire property before auction for the greater of the taxes owed (including costs to bring the property to auction) or the fair market value of the property, if there is no proceeds claim to the property. Land Bank staff has already been in contact with non-profits (such as Nation Outside, Eastside Community Action Center, Capital Area Housing Partnership, and Habitat Capital Region) that are interested in properties. The resolution allows the Land Bank to purchase and then in turn, sell to the non-profit, to get these properties back into productive use. Member Van Fossen asked if the Land Bank would gain 5/50 tax capture through this process. Director Case stated yes, that any time the Land Bank owns a property, it is due tax capture. Mr. Perrone stated that in the past, the County used to purchase property and then sell to the Land Bank. Now because of the Rafaeli decision, it makes the best sense to only acquire property that has no claim of remaining proceeds attached.

3. Administration

- A. Accounts Payable – April 2024 - accepted and on file
- B. Rental 2023 summary and update

Commissioner Pena asked about selling the properties. Director Case stated that the Land Bank Board does not want the Land Bank to be a landlord and the goal is to sell all of them off. We started with the Eden Glen properties; we have 4 left and a couple of the tenants wish to purchase but monies are an issue but are working towards a mortgage. Currently, the Land Bank doesn't have the capacity to sell the properties off; it's a process and takes administrative needs. The properties are being managed by the Ingham County Housing Commission. Chairperson Fox asked if the remaining rental tenants would be interested in purchasing. Director Case stated that mostly likely, yes, except for the tenants on Grand Ave; they would probably struggle and ownership might not be the best option for them. Buyers would be required to obtain mortgages; no land contracts.

- C. Communications Narrative / Executive Director's Report

Brief discussion.

- D. Legal

Mr. Tim Perrone stated that he consulted on the Resolution that was just passed.

4. Limited public comment

None

MAY 20, 2024 REGULAR MEETING

5. Announcements, Comments, or other Questions

Commission Pena stated that the Fledge was thankful that the County and the Community spent the time and effort to share information. It was a good educational event, where folks were enlighten by the conversations and sharing. Also, Cristo Rey is having their annual fiesta on Friday, Saturday, and Sunday, May 24-26, at their building on the south side off Miller Rd. Cristo Rey helps folks that are struggling and the funds goes to help.

Land Bank Secretary Van Fossen stated that the City of Lansing is updating their BS&A system, and due to this update, BS&A will be offline for 3 days, and no inspections will be processed or completed, June 5-7, 2024. Chairperson Fox stated that the County's BS&A will be going through a similar update next year.

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:07pm.

Next meeting on Monday, June 17, 2024, at 4:45pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

6/7/2024

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 go back to original height of 7 floors, 196 units, no parking structure, and adjusting the commercial space to front the river trail. River Trail, Detrick Park, and boat launch improvements are still part of the project. Initial feedback from LEDC and others is that the smaller project fell short of what is expected for this site. Interest rates and construction costs are the primary reason for cost reduction measures. Regularly scheduled meeting have resumed with developer, MEDC, LEDC, and Land Bank. Looking for 20 million in grants from multiple sources. Land Bank has put out an RFP for demolition and have signed abatement/demo contract to ET MacKenzie on 6/6/24. Funding source is Round 3 of State Land Bank Blight Elimination funds. Abatement to start by beginning of July 2024.
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	Demolition began on 5/20/24. Completion date of 6/30/24 will most likely be extended for another 45-60 days. RFP for new development proposals will be assembled and released in late 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 financial institution 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. An RFP will be sent out in July to start the search for a new buyer / developer. 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 July seeking a developer for this vacant parcel. Rezoning Meeting set for 6/19/24 to rezone property for higher density.
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 sent out an RFP and bids were due 6/5/24. EGLE will share bidder info by end of June. Most likely a contractor will be awarded and contracts signed in August 2024. (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.)
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. H-Inc will be present to LB Board in August meeting.
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 (water) connection delays and some minor building plan changes extended the completion date into July. 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 has created a Board that consists of David Burns, Roxanne Case and Tim Perrone, and 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. Building is framed and roof on. Project completion deadline is October 31st. Currently on track. Neighbor complaints on retention pond due to holding water. Waiting on City for hook up to drain and utilities after sewer separation project and road construction is completed.
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 in June 2024. After approvals are received, an RFP will be released to select one General Contractor for both sites or one G.C. for eah site. Hickory Pointe, a 4-unit, for-slale 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 in June 2024. After approvals are received, an RFP will be released to select one General Contractor for both sites or one G.C. for eah site. Hickory Pointe, a 4-unit, for-slale condo project is planned to start construction start. Application for NHID Grant to help with funding has been submitted to MSHDA.

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

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-03-352-171	Randall St (804)	Lansing	Residential Vacant	1,500	05/17/2024
33-01-01-32-151-001	2131 Pleasant View Ave	Lansing	Residential Vacant	25,000	05/09/2024

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. Sewer line reconfiguring/repairing.		
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		
33-01-01-10-180-211	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		
33-01-01-15-258-211	1310 Jerome St	Vacant lot for future building, w/shared garage w/neighbor at 1308 Jerome St.		
33-01-01-15-258-191	1316 Jerome St	Renovations scheduled using State Land Bank Authority grant funds. Pre-renovation activities.		
33-01-01-15-258-181	1320 Jerome St	Renovations scheduled using State Land Bank Authority grant funds. Pre-renovation activities.		
33-01-01-15-258-151	123 Ferguson St	Renovations scheduled using State Land Bank Authority grant funds. Pre-renovation activities.		
33-01-01-15-258-161	125 Ferguson St	Renovations scheduled using State Land Bank Authority grant funds. Pre-renovation activities.		
33-01-01-15-258-171	127 Ferguson St	Renovations scheduled using State Land Bank Authority grant funds. Pre-renovation activities.		

Residential Properties - Slated for Demolition

33-21-01-14-452-005	421 S Detroit St	Awarded and signed contract on 5/13/24 to MSC Excavating LLC. Abatement to start soon.
33-01-01-22-352-261	1735 Lyons Ave	Awarded and signed contract on 5/13/24 to MSC Excavating LLC. Abatement to start soon.
33-01-01-23-105-052	725 S Hayford Ave	Awarded and signed contract on 5/13/24 to MSC Excavating LLC. Abatement to start soon.
33-01-01-23-105-061	729 S Hayford Ave	Awarded and signed contract on 5/13/24 to MSC Excavating LLC. Abatement to start soon.
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 AUTHORIZE SALE OF FIVE (5) VACANT PARCELS IN LANSING
TO CAPITAL AREA HOUSING PARTNERSHIP

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, 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	33-01-01-08-426-091	(1135) Princeton Ave	2012	Local Unit Rejection	Demolished with Hardest Hit funds	\$3200
2	33-01-01-31-253-161	(4020) Ingham St	2017	Local Unit Rejection	Demolished with Hardest Hit funds	\$2500
3	33-01-01-31-302-031	(3806) Sumpter St	2010	Purchase Tax Frc	Demolished with Lansing's CDBG funds	\$3500
4	33-01-01-31-402-068	(4318) Ingham St	2014	Local Unit Rejection	Demolished with Hardest Hit funds	\$10850
5	33-01-01-31-451-011	(4720) Ballard Rd	2012	Local Unit Rejection	Demolished with Lansing's CDBG funds	\$8000

WHEREAS, Capital Area Housing Partnership (CAHP) would like to purchase the four (4) properties to build affordable housing, using City of Lansing HOME funds. Two of these properties are large and likely to be split in order to add another home and increase density; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these five (5) parcels to Capital Area Housing Partnership for the total market rate of \$28,050.

AYE: ABSENT: NAY:

06/06/2024

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 05/01/2024 - 05/31/2024

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
05/10/2024	GEN	15092	AAA	AAA INSURANCE	264.36
05/10/2024	GEN	15093	MENARDS	CAPITAL ONE COMMERCIAL	29.98
05/10/2024	GEN	15094	CITY PULSE	CITY PULSE	51.80
05/10/2024	GEN	15095	COHL	COHL, STOKER & TOSKEY, P.C.	334.50
05/10/2024	GEN	15096	FEDEWA HOM	FEDEWA HOMES INC	167,000.00
05/10/2024	GEN	15097	GRANGER	GRANGER	156.65
05/10/2024	GEN	15098	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
05/10/2024	GEN	15099	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
05/10/2024	GEN	15100	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
05/10/2024	GEN	15101	RHODE	JILL RHODE C.P.A.	1,800.00
05/10/2024	GEN	15102	KWIK CAR	KWIK CAR WASH	17.99
05/10/2024	GEN	15103	KWIK	KWIK REPO INC	2,250.00
05/10/2024	GEN	15104	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,631.00
05/10/2024	GEN	15105	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	567.41
05/10/2024	GEN	15106	COTTRELL N	NICHOLAS COTTRELL	51.72
05/10/2024	GEN	15107	COTTRELL N	NICHOLAS COTTRELL	114.24
05/10/2024	GEN	15108	ROBIN	ROBIN WRIGHT	385.00
05/10/2024	GEN	15109	CASE	ROXANNE CASE	291.43
05/10/2024	GEN	15110	TRITERRA	TRITERRA	2,200.00
05/10/2024	GEN	15111	GRACIA-WIN	VERONICA GRACIA-WING, LLC	665.47
05/10/2024	GEN	15112	VETS	VET'S ACE HARDWARE	49.99
05/10/2024	GEN	15113	WE'RE	WE'RE DIFFERENT LAWNS & MORE	1,098.00
05/24/2024	GEN	15114	ABSOLUTE S	ABSOLUTE SOLAR	25,358.80
05/24/2024	GEN	15115	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	18,460.00
05/24/2024	GEN	15116	ALL STAR	ALL STAR SNOW REMOVAL	2,094.00
05/24/2024	GEN	15117	APPLIED	APPLIED IMAGING	166.65
05/24/2024	GEN	15118	BOLLE	BOLLE CONTRACTING, INC	137,253.00
05/24/2024	GEN	15119	LESLIE	CITY OF LESLIE	250.00
05/24/2024	GEN	15120	COHL	COHL, STOKER & TOSKEY, P.C.	842.30
05/24/2024	GEN	15121	BURNS	DAVID BURNS	68.34
05/24/2024	GEN	15122	EDEN	EDEN GLEN CONDO ASSOCIATION	960.00
05/24/2024	GEN	15123	HOME	HOME DEPOT CREDIT SERVICES	125.97
05/24/2024	GEN	15124	INGHAM	INGHAM COUNTY TREASURER	6,098.72
05/24/2024	GEN	15125	KWIK	KWIK REPO INC	7,500.00
05/24/2024	GEN	15126	KWIK	KWIK REPO INC	1,800.00
05/24/2024	GEN	15127	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,614.00
05/24/2024	GEN	15128	LANE'S	LANE'S REPAIR	55.00
05/24/2024	GEN	15129	MAGWV	MAGWV	839.00
05/24/2024	GEN	15130	NORTHERN	NORTHERN HOME IMPROVEMENT	130,373.00
05/24/2024	GEN	15131	REHMANN	REHMANN ROBSON	9,600.00

GEN TOTALS:

Total of 40 Checks:	522,508.32
Less 0 Void Checks:	<u>0.00</u>
Total of 40 Disbursements:	<u>522,508.32</u>

Bank PR PNC PAYROLL CHECKING

05/10/2024	PR	546(E)	BWL	BOARD OF WATER & LIGHT	278.37
05/10/2024	PR	547(E)	BWL	BOARD OF WATER & LIGHT	35.68
05/10/2024	PR	548(E)	PNC	PNC BANK, NA	3,148.88
05/24/2024	PR	549(E)	AT&T	AT & T	88.54
05/24/2024	PR	550(E)	BWL	BOARD OF WATER & LIGHT	45.86
05/24/2024	PR	551(E)	BWL	BOARD OF WATER & LIGHT	61.38
05/24/2024	PR	552(E)	BWL	BOARD OF WATER & LIGHT	15.90
05/24/2024	PR	553(E)	COMCAST	COMCAST	157.90
05/24/2024	PR	554(E)	CONSUMERS	CONSUMERS ENERGY	35.96
05/24/2024	PR	555(E)	CONSUMERS	CONSUMERS ENERGY	13.60
05/24/2024	PR	556(E)	PITNEY	PITNEY BOWES PURCHASE POWER	<u>50.00</u>

PR TOTALS:

Total of 11 Checks:	3,932.07
Less 0 Void Checks:	<u>0.00</u>
Total of 11 Disbursements:	<u>3,932.07</u>

REPORT TOTALS:

Total of 51 Checks:	526,440.39
Less 0 Void Checks:	0.00
Total of 51 Disbursements:	526,440.39

Communications Narrative / Executive Director's Report

6/7/24

- Land Bank 2023 audit is completed. Digital and hard copy distributed. A Single Audit had to be conducted due to recognizing federal funds used in 2023.
- Former Pleasant Grove School demolition. WILX and WKAR both did stories on the progress.

<https://www.wilx.com/2024/05/21/demolition-begins-historic-southwest-lansing-school/>

<https://www.wkar.org/wkar-news/2024-06-05/ingham-county-plans-to-preserve-history-of-malcolm-xs-attendance-at-demolished-elementary-school>
- Land Bank working with T.A. Forsberg Inc on an Apprenticeship Program. Met with LiUNA (Laborers' International Union of North America), Clark Construction, the Christman Company, plumbing & electrical unions, talent and educational centers, high school and youth centers, MSU, LCC, and more. Goal is to start construction late summer for the next all-electric house, planned on Pattengill Ave, Lansing.
- Director Case attended a Michigan Association of Land Banks Board meeting on May 22-23 in Mt Pleasant, MI. Discussed needs, processes, and strategic planning.
 - ICLB partnering with the State Land Bank Authority to work with our Media person, Veronica Gracia-Wing, to video record Land Banking events throughout the State. Goal is to use the video(s) to spread the word about Land Banks and what/how we do.
- Working hard on condo bylaws and setting up a Board for each condo site, starting with Pointe West on Saginaw.
- 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.