



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, OCTOBER 21, 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/85754304688?pwd=MxUKpkW2g3AOr1UGDq0yQpWAtgRnlo.1>

Meeting ID: 857 5430 4688

Passcode: 354435

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 September 16, 2024

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – September 2024
3. Administration
 - A. Accounts Payable – September 2024
 - B. Public Hearing on the 2025 Budget - Chairperson Fox to open hearing for Public Comment
 - C. Adoption of 2025 Budget
 - D. Communications Narrative / Executive Director's Report
 - E. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
 - Next meeting is the meeting, Monday, November 18, 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/84673214248?pwd=PhcYYTZkvprJypmaaH6MpggSpHGU7B.1>

Meeting ID: 846 7321 4248

Passcode: 899379

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

CALL TO ORDER

Chairperson Fox called the September 16, 2024 Regular Meeting of the Ingham County Land Bank to order at 4:46p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Pena, Sebolt

Members Absent: Van Fossen (excused)

Others Present: Tim Perrone (virtually), David Burns, Roxanne Case, Roxy Eaton, and Johno Norian, Nicholas Maloof, & Adam Wright of NXT Commercial

APPROVAL OF THE MINUTES

MINUTES OF AUGUST 19, 2024 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

Introduction of Roxy Eaton, who has recently been hired as the Emerging Development Outreach Coordinator. This is an 18-month grant-funded position. Welcome Roxy!

1. Commercial – Multi-Family

A. Sale Status report

David Burns made a couple comments about the report. Due to the Purchase Agreement expiring in October, Land Bank felt that there was a need for the Developer of the bottling plant site to speak about the project. Chairperson Fox stated that a developer was selected for the Pleasant Grove School site, which is T.A. Forsberg Inc. His presentation was good and his project(s) is a good fit for the site.

SEPTEMBER 16, 2024 REGULAR MEETING

- B. NXT Commercial Presentation on the former bottling plant site (on the river across from Olympic Broil)

Mr. Norian spoke about the renditions of the site, and because of the economy, the major change was removal of the parking deck. The improvements to the park area (Dietrich Park and river trail from Old Town) and public infrastructure are the same from the original plans. Mr. Maloof spoke about the costs and the structure made up of steel, concrete, and mass timber, and how the capital stack is being put together. Mr. Wright (virtually) spoke about the connections and progress that they've made with MSHDA, Congresswoman Slotkin's office, Senator Peter's office, and Senator Sarah Anthony's office, along with State Rep Emily Dievendorf. Chairperson Fox offered to include him in any legislative meetings, as he may be able to help encourage the process and capital stack that is needed. The Brownfield Plan was approved but now needs amending. Director Case and David Burns recommended that the Purchase Agreement is extended into 2025 to accommodate the funding progress that will most likely occur in early summer 2025.

Chairperson Fox requested a motion to extend the October 6th PA expiration for another year.

COMMISSIONER GREBNER MOVED THE MOTION. COMMISSIONER PENA SUPPORTED.

AYE: Fox, Grebner, Pena, Sebolt ABSENT: Van Fossen NAY: None

MOTION APPROVED UNANIMOUSLY.

2. Residential

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

Director Case stated that the renovations on Jerome and Ferguson have been bid out and Tony Olivarez, Construction Manager, has met several different contractors at the properties who are interested and plan to bid.

3. Administration

- A. Accounts Payable – August 2024 - accepted and on file
B. Budget 2025 draft

Director Case stated that this was a draft, and the next page of the board packet is the grade/step levels of each Land Bank position that makes up the payroll cost in the

SEPTEMBER 16, 2024 REGULAR MEETING

budget. Commissioner Pena asked where these numbers came from. Director Case stated that these mimic the County's positions. Chairperson Fox stated that several of the positions are not necessarily filled, and that these are potential positions.

Director Case stated that in the next/October board meeting, the Board will need to approve the budget. A notice will be published in the newspaper for a Public Hearing.

D. Communications Narrative / Executive Director's Report

Chairperson Fox stated that the Land Bank Association Annual Conference is this week in Muskegon, and Land Bank staff will be attending. It's filled with good education information and very useful, and we contribute much to the conference and those who attend.

E. Legal

Mr. Perrone stated that he is in the process of completing quiet title actions on 2 properties, and recently 2 more have been added. He has prepared the initial notices that need to be filed. A hearing will be in Circuit Court. All the notices and posting will be completed. It can take up to 8 weeks. We do not expect any issues and will clear the title for these properties. Chairperson Fox stated that this is part of the auction proceeds that will pay for these processes to take place.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

Commissioner Pena stated that the Lansing Bike Co-op located at 1715 Kalamazoo St, Lansing, is having a 10-year anniversary event on 9/21/24, noon-4pm. This site was an old Land Bank site that was renovated and now vital to the neighborhood. The Land Bank does a lot for housing, but also does other things in the community.

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:16 pm.

Next meeting on Monday, October 21, 2024, at 4:45pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

9/14/2024

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	8.01 acres. 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.
3 33-01-01-09-177-003 33-01-01-09-176-062 33-01-01-09-176-073 33-01-01-09-176-082	1506 N Grand River Ave (Bottling Plant) N Capitol Ave 1611 N Capitol Ave 1617 N Capitol Ave	Lansing	Contract price: \$100,000	The demolition, curb inserts, and sidewalk replacement have been completed and the lot is seeded and strawed. Looks great! Waiting on approval and permit sign off from the City. 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. NXT Commercial attend Sept 2024 board mtg and updated the Board. Have been working with State Legislation to help with gap funding; looking at less than \$10M now.
4 33-01-01-29-305-122	2130 W Holmes (Pleasant Grove School)	Lansing	Value to be determined	Demolition completed and lot looks great. RFP for new development proposals was released on June 27, 2024 and two responses were received. Presentations were made on Sept 5th in the Land Bank office to a group of five. T.A. Forsberg Inc was selected; the project still doesn't exactly pencil out and funding sources are still needed. Both T.A. Forsberg and the Land Bank on working on this. Also, conversations are still taking place by Ingham County Treasurer and Land Bank for plans to build a medical facility, but will most likely be in Phase 2.

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	Land Bank has determined that a market study is needed for this project. There may be State or local funding to do this, and the Land Bank will apply if needed. The market study will take a few months, therefore, an RFP will be sent out in February/March 2025 to start the search for a new buyer / developer.
6 33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie	Value to be determined	RFP (Request for Proposals) was released on 8/26/24 seeking a developer for this vacant parcel. 1 good and qualified proposal was received and accepted by the Land Bank. A presentation was made on 10/10/24, and agreed upon. Developer and Land Bank need to pull the pieces together to make the project work feasibly. We discussed different options; this will take several months. In the meantime, the Land Bank will be writing up a draft purchase agreement.
7 33-01-01-08-481-451	(1000) W Saginaw St	Lansing	\$50,000	Listed, no current offers. Will most likely be more desirable after the old Parks Furniture site (next door) is renovated and developed.
8 33-21-01-07-352-005	(3600) W Saginaw St (billboard lot)	Lansing	\$99,000	Old gas station site. EGLE and contractor, E.T. MacKenzie removed tanks on 7/25/24 and site has been restored. EGLE is planning to install 2 monitoring wells on site; unsure when this will be completed.
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 presented to LB Board in August 2024 meeting.
10 33-25-05-14-151-015	E Norwood Ave (12.9 acres)	Holt	List price: \$99,900	Land Bank met with an engineer/developer who may be interested in this site. He is looking into logistics and will go to site to inspect and review.
11 33-01-01-31-126-291 33-01-01-31-126-281 33-01-01-31-128-125	Holmes Rd / Glenbrook Dr (5.76 acres)	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. Land Bank connected with a developer at the MI Land Bank Association Summit in September, and we are working towards a possible housing project. Will report more if/when comes to fruition.

	Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
12	33-01-01-17-204-232 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 Condos 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	Sales and marketing efforts are underway. A couple buyers backed out. One offer pending. Presidential election could be slowing this progress. 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 Condos 4 units 416 N Martin Luther King Jr Blvd 418 N Martin Luther King Jr Blvd 422 N Martin Luther King Jr Blvd 424 N Martin Luther King Jr Blvd	Lansing	Listing price targeting 80% AMI qualification	Genesee Pointe, a 4 unit condo project is under construction. Fedewa Homes, Inc is our General Contractor. Project completion deadline is October 31st. and currently on track. Storm separation project is nearly completed on MLK. Curb and gutters were being poured last week; the road may open up in the first half of November. BWL placed a water utility connection in the middle of where the sidewalk is supposed to be poured, so that has to be moved now.
14	33-01-01-15-376-011 33-01-01-15-376-021 33-01-01-15-376-031	Hickory Pointe Condos 4 unit S Pennsylvania Ave (413-415-419)		Listing price targeting 80% AMI qualification	Site design and building plans are complete and have been submitted to City for review in June 2024. Received some Dept approvals; still waiting for a few more. Waiting on some engineering changes that been requested. After all approvals are received, an RFP will be released to either select one General Contractor for both sites or one for each site. Plan to send out RFP in November/December.
15	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	Application for MSHDA NHID Grant to help with funding was awarded on 7/10/24. \$100,000 for each unit awarded. 1 unit per each building is required to have the buyer be at 60% AMI or lower.

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

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-08-128-291	Comfort St (1601)	Lansing	Residential Vacant	4,000	9/11/2024

Residential Properties - in progress

Parcel #	Address	Project type / Notes
33-01-01-09-354-041/051	(910) N Chestnut St	New Construction -- contract signed, ready for foundation. Permits approved; moving forward.
33-01-01-10-326-551/561	1110 E Cesar E Chavez	New Construction -- contract signed, ready for foundation. Permits approved; moving forward.
33-01-01-14-357-202	502 S Fairview St	New Modular Construction thru MSHDA. House set 12/19/23. Appraised at \$185,000. Pending sale.
33-01-01-32-176-361	(1727) Hillcrest St	New Construction -- awarded contract to Charles Therrian Builders. Delayed to spring 2025.
33-01-01-32-351-352	2107 Reo Rd	New Construction moving forward; approximately 50% complete.
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. Going thru Quiet Title Action
33-01-01-29-428-041	804 Loa St	Selling to Antroy Nathan for renovations. Going thru Quiet Title Action
33-01-01-20-451-011	Pattengill Ave (1637)	Apprenticeship Program opportunity to build all-electric home w/solar panels - fall 2024
33-01-01-15-258-151	123 Ferguson St	Renovations scheduled using State Land Bank Authority grant funds. Bids received. Staff reviewing.
33-01-01-15-258-161	125 Ferguson St	Renovations scheduled using State Land Bank Authority grant funds. Bids received. Staff reviewing.
33-01-01-15-258-171	127 Ferguson St	Renovations scheduled using State Land Bank Authority grant funds. Bids received. Staff reviewing.
33-01-01-15-258-181	1320 Jerome St	Renovations scheduled using State Land Bank Authority grant funds. Bids received. Staff reviewing.
33-01-01-15-258-191	1316 Jerome St	Renovations scheduled using State Land Bank Authority grant funds. Bids received. Staff reviewing.
33-01-01-15-258-211	1310 Jerome St	Vacant lot for future building, w/shared garage w/neighbor at 1308 Jerome St.

Residential Properties - Slated for Demolition

33-21-01-14-452-005	421 S Detroit St	Awaiting reimbursement by State Land Bank
33-01-01-22-352-261	1735 Lyons Ave	Awaiting reimbursement by State Land Bank
33-01-01-23-105-052	725 S Hayford Ave	Awaiting reimbursement by State Land Bank
33-01-01-23-105-061	729 S Hayford Ave	Awaiting reimbursement by State Land Bank
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 fall 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.

10/14/2024

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 09/01/2024 - 09/30/2024

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
09/13/2024	GEN	15293	LANSING CI	CITY OF LANSING	320.00
09/13/2024	GEN	15294	LANSING CI	CITY OF LANSING	320.00
09/13/2024	GEN	15295	LANSING CI	CITY OF LANSING	320.00
09/13/2024	GEN	15296	LANSING CI	CITY OF LANSING	320.00
09/13/2024	GEN	15297	LANSING CI	CITY OF LANSING	285.00
09/13/2024	GEN	15298	CITY PULSE	CITY PULSE	44.40
09/13/2024	GEN	15299	MOHR CODY	CODY MOHR	13.40
09/13/2024	GEN	15300	PRATT CURT	CURTIS PRATT	3,840.00
09/13/2024	GEN	15301	EDEN	EDEN GLEN CONDO ASSOCIATION	960.00
09/13/2024	GEN	15302	FORESIGHT	FORESIGHT SUPERSIGN	433.20
09/13/2024	GEN	15303	FORESIGHT	FORESIGHT SUPERSIGN	87.00
09/13/2024	GEN	15304	FORESIGHT	FORESIGHT SUPERSIGN	69.00
09/13/2024	GEN	15305	GRANGER	GRANGER	156.65
09/13/2024	GEN	15306	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
09/13/2024	GEN	15307	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
09/13/2024	GEN	15308	LANSING TR	LANSING CITY TREASURER	1,549.02
09/13/2024	GEN	15309	LANSING TR	LANSING CITY TREASURER	2,283.67
09/13/2024	GEN	15310	LANSING TR	LANSING CITY TREASURER	1,936.29
09/13/2024	GEN	15311	ANDRICK	MICHAEL ANDRICK	22.78
09/13/2024	GEN	15312	DOMBROWSKI	MICHAEL DOMBROWSKI	296.00
09/13/2024	GEN	15313	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	417.06
09/13/2024	GEN	15314	MMRMA	MICHIGAN MUNICIPAL RISK MANAGEMENT	713.00
09/13/2024	GEN	15315	NEILS HEIS	NEILS HEISELT	776.00
09/13/2024	GEN	15316	ROBIN	ROBIN WRIGHT	396.00
09/13/2024	GEN	15317	ROSE	ROSE PEST SOLUTIONS	237.00
09/13/2024	GEN	15318	FOUR	SCHUMACHER'S FOUR SEASONS	3,739.00
09/13/2024	GEN	15319	DBI SMART	SMART BUSINESS SOURCE	187.87
09/13/2024	GEN	15320	THORN TESR	TESRA THORN	4,728.00
09/13/2024	GEN	15321	GRACIA-WIN	VERONICA GRACIA-WING, LLC	4,000.00
09/13/2024	GEN	15322	THERMOCORE	WAGAN LLC	9,810.00
09/13/2024	GEN	15323	SEAGER IAN	IAN SEAGER	144.00
09/27/2024	GEN	15324	ALL STAR	ALL STAR SNOW REMOVAL	3,252.00
09/27/2024	GEN	15325	OLIVAREZA	ANTHONY OLIVAREZ	346.08
09/27/2024	GEN	15326	APPLIED	APPLIED IMAGING	211.91
09/27/2024	GEN	15327	C&A ENGINE	C&A ENGINEERS	625.00
09/27/2024	GEN	15328	CART	CAPITAL AREA RECYCLING AND TRASH	119.00
09/27/2024	GEN	15329	COHL	COHL, STOKER & TOSKEY, P.C.	863.25
09/27/2024	GEN	15330	CONSUMERS	CONSUMERS ENERGY	85.99
09/27/2024	GEN	15331	CONSUMERS	CONSUMERS ENERGY	104.95
09/27/2024	GEN	15332	CONSUMERS	CONSUMERS ENERGY	104.95
09/27/2024	GEN	15333	CONSUMERS	CONSUMERS ENERGY	106.14

Check Date	Bank	Check	Vendor	Vendor Name	Amount
09/27/2024	GEN	15334	CONSUMERS	CONSUMERS ENERGY	104.95
09/27/2024	GEN	15335	BURNS	DAVID BURNS	339.69
09/27/2024	GEN	15336	MACKENZIE	E.T. MACKENZIE COMPANY	220,822.87
09/27/2024	GEN	15337	ERIC HOLT	ERIC HOLT DESIGN	1,500.00
09/27/2024	GEN	15338	FEDEWA HOM	FEDEWA HOMES INC	300,000.00
09/27/2024	GEN	15339	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	290.00
09/27/2024	GEN	15340	FORESIGHT	FORESIGHT SUPERSIGN	927.32
09/27/2024	GEN	15341	JACKSON GI	GINA JACKSON	164.15
09/27/2024	GEN	15342	HOME	HOME DEPOT CREDIT SERVICES	72.18
09/27/2024	GEN	15343	RHODE	JILL RHODE C.P.A.	1,800.00
09/27/2024	GEN	15344	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	2,666.00
09/27/2024	GEN	15345	MAGWV	MAGWV	528.00
09/27/2024	GEN	15346	MASTER	MASTERWORK, L.L.C.	99,623.88
09/27/2024	GEN	15347	ANDRICK	MICHAEL ANDRICK	147.40
09/27/2024	GEN	15348	NEILS HEIS	NEILS HEISELT	524.00
09/27/2024	GEN	15349	RED CEDAR	RED CEDAR CONSULTING, LLC	580.00
09/27/2024	GEN	15350	CASE	ROXANNE CASE	75.04

GEN TOTALS:

Total of 58 Checks:	674,449.09
Less 0 Void Checks:	0.00
Total of 58 Disbursements:	674,449.09

Bank PR PNC PAYROLL CHECKING

09/13/2024	PR	589(E)	AT&T	AT & T	98.77
09/13/2024	PR	590(E)	BWL	BOARD OF WATER & LIGHT	386.33
09/13/2024	PR	591(E)	COMCAST	COMCAST	157.90
09/13/2024	PR	592(E)	PNC	PNC BANK, NA	1,951.03
09/27/2024	PR	593(E)	BWL	BOARD OF WATER & LIGHT	47.35
09/27/2024	PR	594(E)	CONSUMERS	CONSUMERS ENERGY	13.60
09/27/2024	PR	595(E)	CONSUMERS	CONSUMERS ENERGY	18.34
09/27/2024	PR	596(E)	CONSUMERS	CONSUMERS ENERGY	18.62

PR TOTALS:

Total of 8 Checks:	2,691.94
Less 0 Void Checks:	0.00
Total of 8 Disbursements:	2,691.94

REPORT TOTALS:

Total of 66 Checks:	677,141.03
Less 0 Void Checks:	0.00
Total of 66 Disbursements:	677,141.03

INGHAM COUNTY LAND BANK													
2025 BUDGET													
Final for Approval - October 21, 2024													
FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2022	Actual 2023	Revised 2024 Budget	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	230 BLIGHT ELIMINATION	251 MSHDA	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Total 2025 Budget	
REVENUE													
1	101-201-673.000	PROPERTY SALES	556,358	495,929	1,245,000	\$ 320,000				1,920,000	800,000	3,040,000	
2	101-201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF	(8,500)	-		-						-	
3	101-201-	RETURN EXCESS PROCEEDS - RAFAELI	-	-	(50,000)							-	
4	228-201-659.000	CDBG REVENUE	14,329	71,899	-	-						-	
5	220-201-667.000	HOME REVENUE	(70,364)	-		-						-	
6	250-101-670-100	BROWNFIELD DEBT REVENUE - COUNTYWIDE		141,133	183,000	-						-	
7		MSHDA - EMERGING DEVELOPER			80,000	132,500					50,000	182,500	
8	235-101-670.000	MEDC REVENUE (ARPA RAP Grant)	90,900	-	975,000	-				475,000		475,000	
9	250-201-	HOUSING TRUST FUND GRANT	44,322	805,678	793,000	-				1,000,000	586,666	1,586,666	
10	251-201-	MSHDA MOD & MICH FUNDS & MiNeighborhood		527,704	47,600	-			800,000			800,000	
11	230-201-661.000	SLBA BLIGHT ELIMINATION FUNDS		-	2,500,000	-		1,550,000				1,550,000	
12	101-101-699.000	REV. TRANSFER - Treasurer, LOC	700,000	400,000	400,000	400,000						400,000	
13	101-101-672.000	SPECIFIC TAX REVENUE	180,000	256,266	220,000	220,000						220,000	
14	300-201-631.000	RENTAL INCOME	80,057	84,452	76,800	2,000	80,000					82,000	
15	204-101-679.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	40,000	20,000	-	20,000					20,000	
16	202-201-675.000	GARDEN PROJECT REVENUE	19,602	8,575	10,000	7,500						7,500	
17	300-201-693.000	GAIN ON SALE OF ASSETS (selling rentals)	-	-	-	-						-	
18	300-101-635.000	INTEREST INCOME (Land Contracts)	9,207	8,311	7,800	7,500						7,500	
19	300-201-641.000	LATE FEE REVENUE	-	-	-	-						-	
20		CAPITAL CONTRIBUTIONS (inventory revenue)	-	22,000	-	-						-	
21	101-000-640.000	MISCELLANEOUS INCOME	-	6,098	200	200						200	
		TOTAL REVENUE	\$ 1,635,911	\$ 2,868,045	\$ 6,508,400	\$ 1,089,700	\$ 80,000	\$ 20,000	\$ 1,550,000	\$ 800,000	\$ 3,395,000	\$ 1,436,666	\$ 8,371,366
EXPENSES													
22	202-201-830.000	GARDEN PROJECT	15,963	19,046	10,000	12,000						12,000	
23	228-201-659.000	CDBG EXPENSES	20,932	77,800	-	-						-	
24	220-201-800.000	HOME EXPENSES		-	-	-						-	
25	235-101-818.000	MEDC EXPENSES (ARPA RAP Grant)	90,900	-	975,000	-				475,000		475,000	
26	250-201-800.000	MSHDA MOD & MICH FUNDS		-	-	-			800,000			800,000	
27	101-220-XXX.XXX	MSHDA - EMERGING DEVELOPER			80,000	132,500					50,000	182,500	
28	204-101-994.000	COMMUNITY DEVELOPMENT PROJECTS - NIB	14,901	14,128	16,000	-	20,000					20,000	
29	101-201-737.000	CLOSING COSTS - COMBINED	44,517	14,596	90,000	46,500	5,000					51,500	
30	101-101-726.030	AUDIT FEE	17,500	18,900	28,000	28,000						28,000	
31	101-101-804.000	BANK FEE	2,717	2,808	2,500	2,500						2,500	
32	101-XXX-820.000	INSURANCE PROPERTY	21,465	29,643	33,000	33,000						33,000	
33	101-101-995.000	INTEREST EXPENSE (LoC)	8,776	5,799	12,000	56,000						56,000	
34	101-201-731.000	PROPERTY TAXES	1,839	4,837	2,000	2,000						2,000	
35	101-201-967.000	LOSS ON INVENTORY		-	-	-						-	
36	101-101-968.000	DEPRECIATION AND DEPLETION	31,075	34,169	34,400	21,000	14,000					35,000	
37	101-101-814.060	LEGAL-ADMINISTRATIVE		7,920	5,500	5,000						5,000	
38	101-201-814.060	LEGAL-PROPERTIES	20,464	259	3,000	2,700						2,700	
39	101-201-731.XXX	CODE COMPLIANCE	4,334	657	2,000	1,500						1,500	
40	101-XXX-931.010	LAWN & SNOW	163,639	99,972	100,000	150,000						150,000	
41	101-101-921.000	UTILITIES-OFFICE	4,000	2,148	4,000	3,000						3,000	
42	101-201-921.000	UTILITIES-PROPERTIES	5,268	11,659	6,000	8,000						8,000	

FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2022	Actual 2023	Revised 2024 Budget	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	230 BLIGHT ELIMINATION	251 MSHDA	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Total 2025 Budget
43 101-101-931.000	MAINTENANCE-OFFICE		9,444	8,000	7,000							7,000
44 101-201-931.000	MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)	21,041	2,426	20,000	20,000	5,000						25,000
45 250-201-800.000	NEW CONSTRUCTION - BROWNFIELD		-	183,000	-							-
46 101-101-800.000	RENOVATIONS - OFFICE		-	5,000	3,000							3,000
47 101-201-800.000	RENOVATIONS-PROPERTIES	144,130	82,508	20,000	20,000							20,000
48 250-201-800.000	RENOVATIONS-HOUSING TRUST FUND	44,322	382,916	1,650,000	-					2,835,803	1,294,314	4,130,117
49 251-201-800.00	RENOVATION - MSDHA		-	47,600	-							-
50 101-201-811.000	DEVELOPMENT EXPENSE	29,884	-	10,000	5,000							5,000
51 101-201-700.000	COST OF PROJECTS-INVENTORY (value of sold props)	101,624	89,065	70,000	74,000							74,000
52 101-201-726.020	PERMITS	960	-	-	-							-
53 101-XXX-727.050	SURVEY	2,025	575	-	-							-
54 101-201-727.000	APPRAISAL	500	100	-	-							-
55 230-201-800.000	SLBA BLIGHT ELIMINATION FUNDS		468,160	2,500,000	-		1,437,039					1,437,039
56 220-201-800.500	DEMOLITION (emergency)	22,363	2,300	15,000	-							-
57 300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	8,226	10,909	7,736	-	8,000						8,000
58 300-201-803.000	HOA/CONDO FEE	12,589	10,560	10,080	5,000	10,080						15,080
59 101-101-726.050	SECURITY	546	877	600	600							600
60 101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	49,573	82,696	59,960	62,000							62,000
61 101-101-819.000	SOFTWARE - BSA, ePP, website platform	24,732	25,760	29,600	30,000							30,000
62 101-101-726.040	COMMUNICATION - Comcast, AT&T	3,610	3,434	3,800	3,800							3,800
63 101-XXX-726.010	SUPPLIES	4,714	8,406	4,500	5,000							5,000
64 101-101-728.000	POSTAGE	642	887	1,200	1,500							1,500
65 101-101-802.000	CONSULTANTS	3,300		4,800	6,000							6,000
66 101-101-802.000	CONSULTANTS - Brownfield		145,072		-							-
67 101-101-735.000	MEDIA/PR - GravityWorks, events, recruitment	10,094	4,338	3,500	3,500							3,500
68 101-101-726.060	MEMBERSHIPS	2,084	2,564	3,200	3,000							3,000
69 101-101-726.090	VEHICLE EXPENSE	4,831	4,703	4,000	4,500							4,500
70 101-101-861.100	TRAVEL - Mileage	1,238	2,222	2,000	2,000							2,000
71 101-101-862.000	PROF.TRAINING/CONFERENCES	6,049	4,525	10,000	10,000							10,000
72 101-101-901.000	AMERICORPS MEMBER	-	-	-	20,000							20,000
73 XXX-101-900.000	PAYROLL REIMBURSEMENT	317,339	253,324	473,913	212,667		104,934			78,214	85,789	481,604
74 101-101-903.000	PAYROLL SERVICE FEE	1,331	1,442	1,500	2,000							2,000
75 XXX-101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	66,068	68,648	86,400	90,000							90,000
76 101-908.000	457 PLAN ADMIN EXP			-								-
77 XXX-101-902.000	EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)	24,391	21,417	36,254	22,426		8,027			5,983	6,563	43,000
78 XXX-101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT	712		-								-
79 XXX-101-904.000	WORKER'S COMP PREMIUM	5,412	7,744	7,000	10,000							10,000
	TOTAL EXPENSES	1,382,617	2,041,363	6,682,044	1,126,693	42,080	20,000	1,550,000	800,000	3,395,000	1,436,666	8,370,439
	NET OF REVENUES & EXPENDITURES	253,294	826,682	(173,644)	(36,993)	37,920	-	-	-	(0)	0	927
	CASH BALANCE	873,519	299,330									
	LOC Payments											
	LOC BALANCE	184,332	-		1,100,000							

- Land Bank staff attended the annual Michigan Land Banks Association Leadership Summit, held in Muskegon, on Sept 18-20. Sessions and speakers were good and informative. Staff came back with new funding ideas, along with new contacts of developers, and a process for undeveloped condominium sites.
- Staff has been spending a lot of time on reporting per all of the grant funding that has been received. This includes MSHDA, MEDC, City of Lansing, Ingham County Housing Trust Fund, EGLE, and State Land Bank Authority.
- Meeting with MSU's School of Planning & Design at the former bottling plant site. Students have the opportunity to visualize the site and understand the neighborhood, and then create designs for some type of development. In the spring of 2025, students will then present their plans to their professors, class, and the Land Bank.
- Gardens are winding down, and Garden Coordinator, Cody Mohr, is looking forward to improvements and ideas for next year. I.e. Land Bank and gardeners, in general, have been moving towards no-tilling and wintering ground cover which then deters the need for plowing and disking the earth. Some services are evolving with the best practices that we have been encouraging for many years.
- Land Bank spending time weekly on removing homeless folks from setting up camp on our properties.
- Working on writing grant applications for funding opportunities through MSHDA, State Land Bank Authority (SLBA), EGLE, MEDC, and the Department of Energy (DOE). Working through logistics of State funds that should come to fruition late this year or early 2025. Some of these funds will be used out-county (out of the Lansing area).