



**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, DECEMBER 16, 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/85847334366?pwd=S2oINgkAaSgh6o9nuHkwpEAoVBMbgH.1>

Meeting ID: 858 4733 4366

Passcode: 323601

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 October 21, 2024

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
  - A. Sale Status report – Oct-Nov 2024
2. Residential
  - A. List of Properties – Oct-Nov 2024
  - B. Resolution to Authorize the Acquisition of a Property for Demolition at 122 Allen St, Lansing MI
3. Administration
  - A. Accounts Payable – Oct-Nov 2024
  - B. Budget 2024 update through October 2024
  - C. Board of Directors Meeting Schedule 2025 draft
  - 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, Thursday, January 23, 2025, at 4:15pm.

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### INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case  
EXECUTIVE DIRECTOR  
[rcase@ingham.org](mailto:rcase@ingham.org)

3024 Turner Street  
Lansing MI 48906

517.267.5221  
[www.inghamlandbank.org](http://www.inghamlandbank.org)



OCTOBER 21, 2024 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/85754304688?pwd=MxUKpkW2g3AOr1UGDqoyOpWAtgRnlo.1>

Meeting ID: 857 5430 4688

Passcode: 354435

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

**CALL TO ORDER**

Chairperson Fox called the October 21, 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, Sebolt, Van Fossen

Members Absent: none

Others Present: Tim Perrone, David Burns, Roxanne Case, Belinda Fitzpatrick

**APPROVAL OF THE MINUTES**

MINUTES OF SEPTEMBER 16, 2024 ACCEPTED AS SUBMITTED.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

Belinda Fitzpatrick spoke.

1. Commercial – Multi-Family

A. Sale Status report

David Burns made a couple comments about the report. Amendment Note: on #3 of the report, the Purchase Agreement with NXT Commercial has been extended to 10/6/25, not 10/6/24.

OCTOBER 21, 2024 REGULAR MEETING

2. Residential

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

Director Case stated that the renovations on Jerome and Ferguson have been bid out, and a general contractor has been selected. They are tweaking their numbers, but we're hoping to have them under contract and permits approved in November.

3. Administration

A. Accounts Payable – September 2024 - accepted and on file

B. Public Hearing on the 2025 Budget

Chairperson Fox opened the hearing for Public Comment. No one came forward. Public Comment was closed.

C. Adoption of Budget 2025

Chairperson Fox requested a motion to adopt the 2025 Budget.

COMMISSIONER SEBOLT MOVED THE MOTION. COMMISSIONER PENA SUPPORTED.

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

MOTION APPROVED UNANIMOUSLY.

Brief conversation.

D. Communications Narrative / Executive Director's Report

Director Case pointed out that we are struggling more this year than we have in the last several years, in regards to encampments being created on our properties. The City of Lansing is trying to help the homeless with other options for housing but we are removing folks because we will receive violation notices.

E. Legal

Mr. Perrone stated that he is in the process of completing quiet title actions on 4 properties. A hearing has been scheduled for November 6, 2024. Mr. Perrone does 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.

OCTOBER 21, 2024 REGULAR MEETING

4. Limited public comment

Belinda Fitzpatrick spoke.

5. Announcements, Comments, or other Questions

Chairperson Fox mentioned that the 2<sup>nd</sup> Treasurer Tax Foreclosure auction was facilitated this morning at the Lansing Center, and only 6 properties did not sell and will most likely come to the Land Bank (5 vacant lots and 1 structure.)

Commissioner Pena mentioned that Ingham County is facilitating a housing conversation and discussion on October 29, 2024, 6-7:30pm at the Alfreda Schmidt Community Center. All are welcome to attend and speak.

Mr. Van Fossen mentioned that the City of Lansing is holding a Resource Fair on October 24, 2024, 6pm, at Letts Community Center.

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:16 pm.

Next meeting on Monday, November 18, 2024, at 4:45pm at the Land Bank office.

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

12/6/2024

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 was used over the summer by the contracting company for City sewer separation project. They left it free of debris and graded out . 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! The City approved all work.  PA/DA signed with NXT Commercial on 7/21/20 and last extended to 10/6/25. Architectural and engineering plans have been modified by removing the parking structure, adjusting the size and location of the commercial space to front the river trail. River Trail, Detrick Park, and boat launch improvements are still part of the project. NXT Commercial attended Sept 2024 board mtg and updated the Board. Developers have been working with State Legislation to help with gap funding they hope will be granted during lame duck period..
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 are 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 market study is needed for this project. A Civil Engineer may be used to complete a detailed list and value of the infrastructure originally built on site (water, sanitary, storm, curb and gutter). There may be State or local funding for these costs 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. The developer presented their proposal to Land Bank staff and Board Chair. Capitol Area Housing Partnership (CAHP) was selected to develop the site. A negotiated Purchase Agreement will be executed and we will work together to close the finance gap. We discussed different options; this will take several months. The goal is for CAHP to start construction on 5 of 11 lots in 2025. The 11 lots may be replatted to 10 lots.
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. Billboard lease remains.

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
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. Recently the developer asked if he could purchase all the lots at the beginning of 2025 so he can leverage the entire site for conventional financing. He offered 50k for all the lots (\$2,500 per lot).
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 considering 4 to 6 single family homes on the 2 to 2.5 acres that are buildable. If available, Land Bank will consider offering some grant money to help with the infrastructure upgrades necessary to build. Additionally, a tax credit developer sent the Land Bank a PA to consider. \$99,900 with a long due diligence period to apply for rezoning, site plan approval, and tax credits. Holt has turned down a previous rezoning attempt on this site. A new request is unlikely to get approved.
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.

	<b>Parcel Number</b>	<b>Address</b>	<b>City</b>	<b>Market List Price or Contract Price</b>	<b>Status &amp; Date (On Development, Market, Pending, Sold)</b>
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 to close on December 13.  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 on the 400 block of N MLK has c/o's. Construction was completed on November 27th, just under 1 month late due to utility hook-up delays. Final payment will be made after some outstanding paperwork is reviewed and approved. All punch list items have been satisfied. Fedewa Homes, Inc, the General Contractor did an absolutely fantastic job. Units will be listed For-Sale the week of 12-9-24.
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. Plans were revised to address review comments from Public Service and were re-submitted for Public Service approval. After all approvals are received, an RFP will be released to either select one general contractor for both sites or one for each site. July 2024 a MSHDA NHID Grant
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	awarded \$800,000, \$400,000 to each project, \$100,000 per unit. In return 1 unit per building must be sold to a 60% ami buyer. These two buildings will have one HOA. Our Condo By-laws attorney



**Residential or Vacant Properties Update**

as of 12/9/2024

**October & November 2024 Sales**

<b>Parcel Number</b>	<b>Address</b>	<b>City</b>	<b>Property Class</b>	<b>Sold Amount</b>	<b>Sold Date</b>
33-01-01-03-352-391	E Gier St	Lansing	Residential Vacant	1,200	10/9/2024
33-01-01-03-378-051	COMMONWEALTH AVE (2324)	LANSING	Residential Vacant	1,500	10/31/2024
33-01-01-06-131-035	ALFRED AVE	LANSING	Residential Vacant	2,750	10/31/2024
33-01-01-10-331-271	CLEVELAND ST (927)	Lansing	Residential Vacant	1,200	11/13/2024
33-01-01-20-104-001	W MALCOLM X ST	Lansing	Residential Vacant	1,500	10/28/2024
33-01-01-21-463-070	Herbert St (1819)	Lansing	Residential Vacant	1,200	10/31/2024
33-01-01-22-343-031	Dornora St (1609)	Lansing	Residential Vacant	1,400	10/9/2024
33-01-05-08-226-281	MARYWOOD AVE (6218)	LANSING	Residential Vacant	3,000	10/31/2024

**Residential Properties - in progress**

<b>Parcel #</b>	<b>Address</b>	<b>Project type / Notes</b>
33-01-01-09-354-041/051	(910) N Chestnut St	New Construction -- contract signed, ready for foundation. Permits approved; slowly moving forward.
33-01-01-10-326-551/561	1110 E Cesar E Chavez	New Construction -- contract signed, ready for foundation. Permits approved; slowly 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 60% 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. Basement, walls in.
33-01-01-15-258-151	123 Ferguson St	Project awarded to Hubble Construction. Contract signed 11/15/24. Renovations have started.
33-01-01-15-258-161	125 Ferguson St	Project awarded to Hubble Construction. Contract signed 11/15/24. Renovations have started.
33-01-01-15-258-171	127 Ferguson St	Project awarded to Hubble Construction. Contract signed 11/15/24. Renovations have started.
33-01-01-15-258-181	1320 Jerome St	Project awarded to Hubble Construction. Contract signed 11/15/24. Renovations have started.
33-01-01-15-258-191	1316 Jerome St	Project awarded to Hubble Construction. Contract signed 11/15/24. Renovations have started.
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 winter 2024
33-01-01-14-380-141	642 S Francis Ave	Pulled from FEMA grant. Will demolish using State Land Bank Blight Elimination Funds

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**  
**RESOLUTION TO AUTHORIZE THE ACQUISITION OF A PROPERTY FOR DEMOLITION**  
**AT 122 ALLEN ST, LANSING MI**

**RESOLUTION 24-xx**

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.

WHEREAS, the Ingham County Land Bank Fast Track Authority has been contacted by Mr. John Krohn (a past employee of the Land Bank) whose rental house at 122 Allen St, Lansing, MI 48912 (parcel # 33-01-01-15-426-351) exploded by an apparent gas leak on September 18, 2024.

WHEREAS, Mr. Krohn is willing to sell the property to the Land Bank for \$1, if demolition can be completed. This property lies just south of Michigan Ave on the Eastside in a desirable area for infill and rebuilding; and

WHEREAS, the Land Bank has received funding through the State Land Bank Authority for demolition which can include this property into a group of demolitions slated for spring/summer 2025; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the acquisition of this property for \$1.

AYE:                      ABSENT:                      NAY:                      Adopted

11/06/2024

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
 CHECK DATE FROM 10/01/2024 - 10/31/2024

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
10/11/2024	GEN	15351	BWL	BOARD OF WATER & LIGHT	52.23
10/11/2024	GEN	15352	BWL	BOARD OF WATER & LIGHT	370.00
10/11/2024	GEN	15353	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	290.00
10/11/2024	GEN	15354	GOOD FRUIT	GOOD FRUIT VIDEO	4,000.00
10/11/2024	GEN	15355	GRANGER	GRANGER	156.65
10/11/2024	GEN	15356	HAMMOND	HAMMOND FARMS LANDSCAPE SUPPLY INC	74.00
10/11/2024	GEN	15357	INGHAM	INGHAM COUNTY TREASURER	6,725.76
10/11/2024	GEN	15358	INGHAM	INGHAM COUNTY TREASURER	373.54
10/11/2024	GEN	15359	J & J HARD	J & J HARDWOODS, INC.	720.00
10/11/2024	GEN	15360	J & J HARD	J & J HARDWOODS, INC.	3,340.00
10/11/2024	GEN	15361	J & J HARD	J & J HARDWOODS, INC.	3,360.00
10/11/2024	GEN	15362	J & J HARD	J & J HARDWOODS, INC.	1,920.00
10/11/2024	GEN	15363	KWIK	KWIK REPO INC	12,700.00
10/11/2024	GEN	15364	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	173.00
10/11/2024	GEN	15365	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	2,263.00
10/11/2024	GEN	15366	LANSING TR	LANSING CITY TREASURER	173.07
10/11/2024	GEN	15367	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	404.69
10/11/2024	GEN	15368	PNC	PNC BANK, NA	5,280.87
10/11/2024	GEN	15369	ROBIN	ROBIN WRIGHT	440.00
10/11/2024	GEN	15370	CASE	ROXANNE CASE	213.17
10/11/2024	GEN	15371	FOUR	SCHUMACHER'S FOUR SEASONS	3,637.00
10/11/2024	GEN	15372	GRACIA-WIN	VERONICA GRACIA-WING, LLC	1,100.00
10/11/2024	GEN	15373	VETS	VET'S ACE HARDWARE	28.98
10/11/2024	GEN	15374	WE'RE	WE'RE DIFFERENT LAWNS & MORE	2,648.00
10/11/2024	GEN	15375	INGHAM	INGHAM COUNTY TREASURER	6,098.72
10/25/2024	GEN	15376	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	6,317.00
10/25/2024	GEN	15377	ALL STAR	ALL STAR SNOW REMOVAL	3,161.00
10/25/2024	GEN	15378	APPLIED	APPLIED IMAGING	176.59
10/25/2024	GEN	15379	BWL	BOARD OF WATER & LIGHT	120.00
10/25/2024	GEN	15380	BS&A	BS&A SOFTWARE	200.00
10/25/2024	GEN	15381	CITY PULSE	CITY PULSE	1,272.80
10/25/2024	GEN	15382	CITY PULSE	CITY PULSE	1,320.90
10/25/2024	GEN	15383	CITY PULSE	CITY PULSE	1,272.80
10/25/2024	GEN	15384	COHL	COHL, STOKER & TOSKEY, P.C.	1,770.98
10/25/2024	GEN	15385	CONSUMERS	CONSUMERS ENERGY	16.65
10/25/2024	GEN	15386	CONSUMERS	CONSUMERS ENERGY	16.65
10/25/2024	GEN	15387	CONSUMERS	CONSUMERS ENERGY	16.65
10/25/2024	GEN	15388	CONSUMERS	CONSUMERS ENERGY	16.65
10/25/2024	GEN	15389	CONSUMERS	CONSUMERS ENERGY	14.71
10/25/2024	GEN	15390	BURNS	DAVID BURNS	219.86

Check Date	Bank	Check	Vendor	Vendor Name	Amount
10/25/2024	GEN	15391	MACKENZIE	E.T. MACKENZIE COMPANY	20,724.27
10/25/2024	GEN	15392	EDEN	EDEN GLEN CONDO ASSOCIATION	2,880.00
10/25/2024	GEN	15393	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
10/25/2024	GEN	15394	INGHAM	INGHAM COUNTY TREASURER	6,098.72
10/25/2024	GEN	15395	MAGWV	MAGWV	165.00
10/25/2024	GEN	15396	MCKIMMY	MELISSA MCKIMMY	60.00
10/25/2024	GEN	15397	DOMBROWSKI	MICHAEL DOMBROWSKI	116.00
10/25/2024	GEN	15398	NEILS HEIS	NEILS HEISELT	776.00
10/25/2024	GEN	15399	NEILS HEIS	NEILS HEISELT	748.00
10/25/2024	GEN	15400	STATE FARM	STATE FARM INSURANCE	112.33
10/25/2024	GEN	15401	MIKEY 23	MIKEY 23 FOUNDATION	25,339.00

GEN TOTALS:

Total of 51 Checks:	129,505.24
Less 1 Void Checks:	6,725.76
Total of 50 Disbursements:	122,779.48

Bank PR PNC PAYROLL CHECKING

10/11/2024	PR	597(E)	AT&T	AT & T	98.81
10/11/2024	PR	598(E)	BWL	BOARD OF WATER & LIGHT	56.93
10/11/2024	PR	599(E)	BWL	BOARD OF WATER & LIGHT	365.11
10/11/2024	PR	600(E)	BWL	BOARD OF WATER & LIGHT	10.60
10/11/2024	PR	601(E)	PNC	PNC BANK, NA	2,924.40
10/25/2024	PR	602(E)	BWL	BOARD OF WATER & LIGHT	47.00
10/25/2024	PR	603(E)	COMCAST	COMCAST	157.90
10/25/2024	PR	604(E)	CONSUMERS	CONSUMERS ENERGY	13.95
10/25/2024	PR	605(E)	CONSUMERS	CONSUMERS ENERGY	18.24
10/25/2024	PR	606(E)	CONSUMERS	CONSUMERS ENERGY	18.63
10/25/2024	PR	607(E)	PITNEYBOW	PITNEY BOWES INC	104.94
10/25/2024	PR	608(E)	PITNEY	PITNEY BOWES PURCHASE POWER	59.99

PR TOTALS:

Total of 12 Checks:	3,876.50
Less 0 Void Checks:	0.00
Total of 12 Disbursements:	3,876.50

REPORT TOTALS:

Total of 63 Checks:	133,381.74
Less 1 Void Checks:	6,725.76
Total of 62 Disbursements:	126,655.98

12/09/2024

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 11/01/2024 - 11/30/2024

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
11/08/2024	GEN	15402	ABSOLUTE S	ABSOLUTE SOLAR	SOLAR PANELS 1637 PATTENGILL	500.00
11/08/2024	GEN	15403	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	RENOVATIONS FOR 1108 E CESAR E CHAVEZ	3,000.00
11/08/2024	GEN	15404	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	RENOVATIONS 912 CHESTNUT	4,317.00
11/08/2024	GEN	15405	BS&A	BS&A SOFTWARE	ANNUAL SERVICE CONTRACT 11/24-11/25	305.00
11/08/2024	GEN	15406	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	JANITORIAL SERVICES 10/24	290.00
11/08/2024	GEN	15407	FORESIGHT	FORESIGHT SUPERSIGN	BUSINESS CARDS M. ANDRICK	29.00
11/08/2024	GEN	15408	RHODE	JILL RHODE C.P.A.	ACCOUNTING SERVICES 10/2024	1,800.00
11/08/2024	GEN	15409	KRC KOLLI	KRC EAST LANSING REALTY LLC	REVERTING PROPS TO CONDO ASSOC	38,499.96
11/08/2024	GEN	15410	KWIK	KWIK REPO INC	CLEAN UP 1913 NEW YORK AVE	3,700.00
11/08/2024	GEN	15411	KWIK	KWIK REPO INC	CLEAN UP 110 W BERRY AVE	5,900.00
11/08/2024	GEN	15412	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICE 10/9/24	2,303.00
11/08/2024	GEN	15413	MASTER	MASTERWORK, L.L.C.	DRAW 3 2107 REO	59,442.41
11/08/2024	GEN	15414	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	FUEL FOR GARDEN & VEHICLE 10/24	496.35
11/08/2024	GEN	15415	MIDWEST	MIDWEST POWER EQUIPMENT	CHAINSAW MAINT. FOR GARDEN	51.77
11/08/2024	GEN	15416	PNC	PNC BANK, NA	NOTE/LOC OBLIGOR 35417906	6,365.01
11/08/2024	GEN	15417	ROBIN	ROBIN WRIGHT	PAYABLES ACCOUNT SERVICE OCT 2024	462.00
11/08/2024	GEN	15418	CASE	ROXANNE CASE	MILEAGE 10/2024	123.28
11/08/2024	GEN	15419	FOUR	SCHUMACHER'S FOUR SEASONS	LAWN SERVICE OCT 2024	4,852.00
11/08/2024	GEN	15420	WE'RE	WE'RE DIFFERENT LAWNS & MORE	LAWN SERVICES OCT/2024	2,597.00
11/22/2024	GEN	15421	ABSOLUTE S	ABSOLUTE SOLAR	SOLAR PANELS 1637 PATTENGILL	10,077.50
11/22/2024	GEN	15422	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	CONSTRUCTION 502 S FAIRVIEW	1,200.00
11/22/2024	GEN	15423	ALL STAR	ALL STAR SNOW REMOVAL	LAWN SERVICE 10/24	3,127.00
11/22/2024	GEN	15424	APPLIED	APPLIED IMAGING	COPY CHARGES	176.59
11/22/2024	GEN	15425	HEISELT B	BURKE HEISELT	WELDING LABOR + MATERIALS	368.34
11/22/2024	GEN	15426	COHL	COHL, STOKER & TOSKEY, P.C.	QUIET TITLE & LAND CONTRACT ISSUE 6149 S	628.00
11/22/2024	GEN	15427	EDEN	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES DEC-24	960.00
11/22/2024	GEN	15428	GRANGER	GRANGER	DUMPSTER 1715 E KALAMAZOO	156.65
11/22/2024	GEN	15429	SUPERIOR	GREAT LAKES SUPERIOR WALLS	PRECAST FOUNDATION 1637 PATTENGILL	19,910.65
11/22/2024	GEN	15430	HOME	HOME DEPOT CREDIT SERVICES	OFFICE SUPPLIES	5.48
11/22/2024	GEN	15431	SEAGER IAN	IAN SEAGER	GARDEN CONTRACT WEEK OF 6/3 & 6/10/24/ R	144.00
11/22/2024	GEN	15432	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS DEC 2024	6,098.72
11/22/2024	GEN	15433	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICE 10/28/24	2,218.00
11/22/2024	GEN	15434	NEILS HEIS	NEILS HEISELT	CONTRACT GARDEN PROJECT OCT/NOV	880.00
11/22/2024	GEN	15435	GRACIA-WIN	VERONICA GRACIA-WING, LLC	COMMUNICATIONS SUPPORT OCT 2024	550.00

GEN TOTALS:

Total of 34 Checks:	181,534.71
Less 0 Void Checks:	0.00
Total of 34 Disbursements:	181,534.71

Bank PR PNC PAYROLL CHECKING

11/08/2024	PR	609(E)	ADT	ADT SECURITY SERVICES, INC	SECURITY FOR 3024 TURNER OCT 13,2024-JAN	204.12
11/08/2024	PR	610(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	340.93
11/08/2024	PR	611(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 502 S FAIRVIEW	54.83
11/08/2024	PR	612(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	87.34
11/08/2024	PR	613(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	104.17
11/08/2024	PR	614(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	87.70
11/08/2024	PR	615(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1213 W SAGINAW	98.78
11/22/2024	PR	616(E)	AT&T	AT & T	CELL PHONE NOV 4TH-DEC 3,2024	98.81
11/22/2024	PR	617(E)	COMCAST	COMCAST	INTERNET NOV 20-DEC 19 2024	157.90
11/22/2024	PR	618(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 502 S FAIRVIEW	28.56
11/22/2024	PR	619(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 2131 PLEASANT VIEW AVE	15.00
11/22/2024	PR	620(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 3024 TURNER	39.12
11/22/2024	PR	621(E)	PITNEY	PITNEY BOWES PURCHASE POWER	POSTAGE	59.99
11/22/2024	PR	622(E)	PNC	PNC BANK, NA	GARDEN	1,009.62

PR TOTALS:

Total of 14 Checks:	2,386.87
Less 0 Void Checks:	<u>0.00</u>
Total of 14 Disbursements:	2,386.87

REPORT TOTALS:

Total of 48 Checks:	183,921.58
Less 0 Void Checks:	<u>0.00</u>
Total of 48 Disbursements:	183,921.58

INGHAM COUNTY LAND BANK														
2024 BUDGET														
2024 Year to Date as of 10/31/24														
FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2022	Actual 2023	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	220 Home	300 EDEN GLEN TOWNHOMES	230 BLIGHT ELIMINATION	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Year to Date Totals as of 10/31/24	Total 2024 Budget	Amended 2024 Budget
	<b>REVENUE</b>													
1	101-201-673.000	PROPERTY SALES	556,358	495,929	\$ 91,583							91,583	2,879,000	1,245,000
2	101-201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF	(8,500)	-								-		
3	101-201-	RETURN EXCESS PROCEEDS - RAFAELI	-	-								-	(50,000)	(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								-	250,000	183,000
7		MSHDA - EMERGING DEVELOPER										-		80,000
8	235-101-670.000	MEDC REVENUE (ARPA RAP Grant)	90,900	-								-	1,000,000	975,000
9	250-201-	HOUSING TRUST FUND GRANT	44,322	805,678						500,000	293,333	793,333	1,811,478	793,000
10	251-201-	MSHDA MOD & MICH FUNDS		527,704							105,000	105,000	112,600	47,600
11	230-201-661.000	SLBA BLIGHT ELIMINATION FUNDS		-								570,990	3,370,077	2,500,000
12	101-101-699.000	REV. TRANSFER - Treasurer, LOC	700,000	400,000	400,000							400,000	400,000	400,000
13	101-101-672.000	SPECIFIC TAX REVENUE	180,000	256,266	239,073				570,990			239,073	200,000	220,000
14	300-201-631.000	RENTAL INCOME	80,057	84,452	1,502	69,049						70,551	76,800	76,800
15	204-101-679.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	40,000		20,000						20,000	20,000	20,000
16	202-201-675.000	GARDEN PROJECT REVENUE	19,602	8,575	3,568							3,568	10,000	10,000
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	5,698							5,698	7,800	7,800
19	300-201-641.000	LATE FEE REVENUE	-	-								-	-	-
20		CAPITAL CONTRIBUTIONS (inventory revenue)	-	22,000								-	-	-
21	101-000-640.000	MISCELLANEOUS INCOME	-	6,098	1,814							1,814	200	200
		<b>TOTAL REVENUE</b>	<b>\$ 1,635,911</b>	<b>\$ 2,868,045</b>	<b>\$ 743,238</b>	<b>\$ 69,049</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ 570,990</b>	<b>\$ 500,000</b>	<b>\$ 398,333</b>	<b>\$ 2,301,610</b>	<b>\$ 10,087,955</b>	<b>\$ 6,508,400</b>
		<b>EXPENSES</b>												
22	202-201-830.000	GARDEN PROJECT	15,963	19,046	7,638							7,638	10,000	10,000
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	-								-	1,000,000	975,000
26	250-201-800.000	MSHDA MOD & MICH FUNDS		-								-	99,900	-
27		MSHDA - EMERGING DEVELOPER			12,643							12,643		80,000
28	204-101-994.000	COMMUNITY DEVELOPMENT PROJECTS - NIB	14,901	14,128		16,806						16,806	16,000	16,000
29	101-201-737.000	CLOSING COSTS - COMBINED	44,517	14,596	12,385							12,385	186,000	90,000
30	101-101-726.030	AUDIT FEE	17,500	18,900	26,360							26,360	28,000	28,000
31	101-101-804.000	BANK FEE	2,717	2,808	2,427							2,427	2,500	2,500
32	101-XXX-820.000	INSURANCE PROPERTY	21,465	29,643	14,591							14,591	33,000	33,000
33	101-101-995.000	INTEREST EXPENSE (LoC)	8,776	5,799	24,666							24,666	-	12,000
34	101-201-731.000	PROPERTY TAXES	1,839	4,837								-	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	34,400
37	101-101-814.060	LEGAL-ADMINISTRATIVE		7,920	5,511							5,511	30,500	5,500
38	101-201-814.060	LEGAL-PROPERTIES	20,464	259	48							48	3,000	3,000

	FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2022	Actual 2023	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	220 Home	300 EDEN GLEN TOWNHOMES	230 BLIGHT ELIMINATION	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Year to Date Totals as of 10/31/24	Total 2024 Budget	Amended 2024 Budget
39	101-201-731.XXX	CODE COMPLIANCE	4,334	657	840								840	2,000	2,000
40	101-XXX-931.010	LAWN & SNOW	163,639	99,972	93,933								93,933	134,000	100,000
41	101-101-921.000	UTILITIES-OFFICE	4,000	2,148	3,025								3,025	4,000	4,000
42	101-201-921.000	UTILITIES-PROPERTIES	5,268	11,659	2,087					370			2,457	6,000	6,000
43	101-101-931.000	MAINTENANCE-OFFICE		9,444	5,248								5,248	8,000	8,000
44	101-201-931.000	MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)	21,041	2,426	2,023	7,200							9,223	40,000	20,000
45	250-201-800.000	NEW CONSTRUCTION - BROWNFIELD		-									-	250,000	183,000
46	101-101-800.000	RENOVATIONS - OFFICE		-									-	5,000	5,000
47	101-201-800.000	RENOVATIONS-PROPERTIES	144,130	82,508	28,661								28,661	40,000	20,000
48	250-201-800.000	RENOVATIONS-HOUSING TRUST FUND	44,322	382,916							1,869,322	315,363	2,184,685	3,720,690	1,650,000
49	251-201-800.00	RENOVATION - MSDHA		-									-	112,600	47,600
50	101-201-811.000	DEVELOPMENT EXPENSE	29,884	-	3,025								3,025	40,000	10,000
51	101-201-700.000	COST OF PROJECTS-INVENTORY (value of sold props)	101,624	89,065	65,413								65,413	120,000	70,000
52	101-201-726.020	PERMITS	960	-									-	-	-
53	101-XXX-727.050	SURVEY	2,025	575	575								575	3,450	-
54	101-201-727.000	APPRAISAL	500	100	400								400	7,500	-
55	230-201-800.000	SLBA BLIGHT ELIMINATION FUNDS		468,160						976,385			976,385	3,370,077	2,500,000
56	220-201-800.500	DEMOLITION (emergency)	22,363	2,300									-	25,000	15,000
57	300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	8,226	10,909		5,217							5,217	7,736	7,736
58	300-201-803.000	HOA/CONDO FEE	12,589	10,560		11,745							11,745	10,080	10,080
59	101-101-726.050	SECURITY	546	877	408								408	600	600
60	101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	49,573	82,696	36,421								36,421	59,960	59,960
61	101-101-819.000	SOFTWARE - BSA, ePP, website platform	24,732	25,760	23,581								23,581	29,600	29,600
62	101-101-726.040	COMMUNICATION - Comcast, AT&T	3,610	3,434	2,578								2,578	3,800	3,800
63	101-XXX-726.010	SUPPLIES	4,714	8,406	4,663								4,663	4,500	4,500
64	101-101-728.000	POSTAGE	642	887	1,073								1,073	1,200	1,200
65	101-101-802.000	CONSULTANTS	3,300		5,444			(30)					5,414	4,800	4,800
66	101-101-802.000	CONSULTANTS - Brownfield		145,072									-		
67	101-101-735.000	MEDIA/PR - GravityWorks, events, recruitment	10,094	4,338	800								800	7,500	3,500
68	101-101-726.060	MEMBERSHIPS	2,084	2,564	2,924								2,924	3,200	3,200
69	101-101-726.090	VEHICLE EXPENSE	4,831	4,703	2,437								2,437	4,000	4,000
70	101-101-861.100	TRAVEL - Mileage	1,238	2,222	2,896								2,896	2,000	2,000
71	101-101-862.000	PROF.TRAINING/CONFERENCES	6,049	4,525	4,123								4,123	10,000	10,000
72	101-101-901.000	AMERICORPS MEMBER	-	-									-	-	-
73	XXX-101-900.000	PAYROLL REIMBURSEMENT	317,339	253,324	184,342		1,346			73,299	46,885	55,710	361,582	473,913	473,913
74	101-101-903.000	PAYROLL SERVICE FEE	1,331	1,442	1,850								1,850	1,500	1,500
75	XXX-101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	66,068	68,648	63,951								63,951	86,400	86,400
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	16,388		89			2,939			19,416	36,254	36,254
78	XXX-101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT	712										-	-	-
79	XXX-101-904.000	WORKER'S COMP PREMIUM	5,412	7,744	4,643								4,643	7,000	7,000
		<b>TOTAL EXPENSES</b>	<b>1,382,617</b>	<b>2,041,363</b>	<b>670,021</b>	<b>24,162</b>	<b>18,241</b>	<b>(30)</b>	<b>0</b>	<b>1,052,993</b>	<b>1,916,207</b>	<b>371,073</b>	<b>4,052,667</b>	<b>10,087,661</b>	<b>6,682,044</b>
		<b>NET OF REVENUES &amp; EXPENDITURES</b>	<b>253,294</b>	<b>826,682</b>	<b>73,217</b>	<b>44,887</b>	<b>1,759</b>	<b>30</b>	<b>-</b>	<b>(482,003)</b>	<b>(1,416,207)</b>	<b>27,260</b>	<b>(1,751,057)</b>	<b>294</b>	<b>(173,644)</b>
		<b>CASH BALANCE</b>	<b>873,519</b>	<b>299,330</b>	<b>57,789</b>					<b>-</b>					



FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2022	Actual 2023	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	220 Home	300 EDEN GLEN TOWNHOMES	230 BLIGHT ELIMINATION	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Year to Date Totals as of 10/31/24	Total 2024 Budget	Amended 2024 Budget
	<b>LOC BALANCE</b>	184,332	-	1,350,000										



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

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**PUBLIC NOTICE**  
**Board of Directors**  
**2025 Regular Meeting Schedule - Proposed**

Draft

12/9/24

The Ingham County Land Bank Fast Track Authority Board of Directors will hold the following regularly scheduled meetings, typically on the third Monday of the month, unless County holidays or County Commissioner committee meeting schedules compete.

Meetings are held either at the Land Bank Office or virtually via Zoom:

4:15 pm  
Ingham County Land Bank  
3024 Turner Street, Lansing MI 48906

Thursday, January 23 (Annual Meeting)  
Monday, March 17  
Monday, April 21  
Monday, May 19  
Monday, June 16  
Monday, July 21  
Monday, August 18  
Monday, September 15  
Monday, October 20 (budget 2025 approval)  
Monday, November 17  
Monday, December 15

Page 1 of 1

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**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**  
Creating place. Creating community. Creating opportunity.

Roxanne L Case  
EXECUTIVE DIRECTOR  
[rcase@ingham.org](mailto:rcase@ingham.org)

3024 Turner Street  
Lansing MI 48906

517.267.5221  
[www.inghamlandbank.org](http://www.inghamlandbank.org)



- Land Bank had facilitated a Project Launch event on 11/22/24 at the 2<sup>nd</sup> all-electric solar-panel house and workforce training project at 1637 Pattengill Ave, Lansing. This was the kickoff to a workforce training program called, "*Pathway to Construction*". Appreciate all those who attended.
  - Land Bank previously noted that a grant was awarded by EGLE to help with the training part of this project. Staff is currently working through the logistics of the requirements, documents, and reporting needs for EGLE. This project has already begun, so adjustments need to be taken.
  - We have been working with a Rep at Rehmann's to help us through the Dept of Energy direct-pay/rebate program for discounts on the solar panels. (Rehmann is also helping us with the Pointe West Condo solar panel direct-pay funds.)
- Land Bank applied and was just awarded \$230,000 through the State Land Bank Authority Blight Elimination Program for more residential single-family demolitions within Ingham County. A grant amendment to the Round 3 Grant Agreement was executed on 12/9/24.
- Land Bank is working on final documents for the MSHDA grant for the 2 sets of condominiums that are slated for construction in spring 2025 on S Pennsylvania Ave, noted in the Commercial Status Report.
- Director Case attended the Regional Michigan Land Bank Association meeting held in Grand Rapids on 11/12/24. Good information was shared and accumulated for educational webinars and series to facilitate and inform the Land Banks of Michigan.
- A meeting was held at the Alfreda Schmidt Community Center on the south side of Lansing with City officials and stakeholders in regards to the Holmes Rd/Pleasant Grove corridor/area. Director Case attended along with Mr. Brent Forsberg to discuss the old school site tentative plans.
- Director Case has been working on final HUD documents for the closeout of NSP1. This program was started in 2009 and has been a struggle to close with HUD. Several virtual meetings took place with the City of Lansing, HUD of Michigan and HUD in D.C., and it seems that they have accepted that "Demolition and Clearance" has met the National Objective. Still a little bit more paperwork is needed but lots can be sold without restriction now.
- Staff has been working with Ingham County Housing Trust Fund to determine Down Payment Assistance and restrictions on Affordability in regards to the sale of properties.
- Staff has been helping the buyer of the 1<sup>st</sup> all-electric solar panel home on Avalon St that was sold in Nov 2023. Buyer has been struggling and was in need of help with the heat pumps/mini splits. It's planned to be resold and we've also been helping the real estate agent get the property back up on the market.
- Land Bank is facilitating an Emerging Developer Networking event on 12/10/24 at the Comfort Zone Cigar Lounge & Bistro, 600 S Pennsylvania Ave, Lansing, 5-7pm.