



BOARD OF DIRECTORS

Alan Fox CHAIR
Mark Grebner VICE CHAIR
Rawley Van Fossen TREASURER
Ryan Sebolt SECRETARY
Thomas Morgan MEMBER

THE LAND BANK BOARD WILL MEET ON MONDAY, MARCH 17, 2025 AT 4:15 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/83167906276?pwd=ir6DgF8WusnX7bl7NNQCIU5b0P8Hvp.1>

Meeting ID: 831 6790 6276

Passcode: 196319

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 Annual meeting is called to order. This meeting is also being held virtually.

Approval of the minutes from January 23, 2025

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties
3. Administration
 - A. Accounts Payable – January and February 2025
 - 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, April 21, 2025, at 4:15pm.

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/86990596162?pwd=K7mY5v5bcloqN31jCVxuGOt49Y3znO.1>

Meeting ID: 869 9059 6162

Passcode: 840092

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

CALL TO ORDER

Chairperson Fox called the January 23, 2025 Annual Meeting of the Ingham County Land Bank to order at 4:16p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Sebolt, Morgan (late), Van Fossen (late)

Members Absent: none

Others Present: Tim Perrone, David Burns, Ryan Washington

APPROVAL OF THE MINUTES

MINUTES OF DECEMBER 16, 2024 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

BLUE SHEET – Rental Summary 2024 (3E)

LIMITED PUBLIC COMMENT

Ryan Washington stated that he was trying to purchase 502 S Fairview Ave, Lansing, but was struggling with financial institutions such as Treadstone, due to the homeowner covenant, and was having issues with \$30,000 in liquid assets according to the County's system. He stated that he didn't think that the entities were talking with each other and that it was a problem.

Chairperson Fox stated that he would look into it on the County's side.

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. David Burns noted that we had 1 offer pending and another offer coming in.

2. Residential

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

Director Case stated that the two properties sold on Mechanics St and Bensch St listed as Residential Vacant are actually Residential Improved. Chairperson Fox stated that these are 2 properties that were sold to Eastside Community Action Center, and who have renovated them. Director Case stated that ECAC's has folks living in these properties soon, if not already. Correction, of the Hayford and Loa properties; quiet title action has been completed.

3. Administration

A. Board of Directors Meeting Schedule 2025

Confirmed; no issues with dates/times.

B. Board Member Positions

Commissioner Grebner volunteered for Vice Chair.
Rawley Van Fossen volunteered for Treasurer.
Commissioner Sebolt volunteered for Secretary.

COMMISSIONER MORGAN MOVED TO ADOPT THE POSITIONS. COMMISSIONER SEBOLT SUPPORTED.

C. Accounts Payable – Dec 2024 - accepted and on file.

Commissioner Grebner asked about the Note (Line of Credit). Director Case stated that the Land Bank was up to \$2M with approximately 6% interest. Land Bank is expecting to invoice the Housing Trust Fund for the next payment on the condos, funds coming from the State Land Bank, and MEDC funds, as well. Mr. Van Fossen mentioned the MEDC funds are taking some time to be received so be prepared for that.

D. Land Contract Summary 2024

David Burns stated that there are 3 remaining land contracts and each have been told that there will not be any further extensions. Director Case stated that on the Scotmar land contract, there is a \$4700 correction in amortization (20 years vs 30 years) and a \$4300 correction in a roof assessment that wasn't properly applied from one buyer to the next. (Total of ~ \$9000 in corrections on the Scotmar land contract.)

E. Rental Summary 2024 (BLUE SHEET)

Brief discussion of the summary. Director Case stated that the Ingham County Housing Commission manages them for the Land Bank. The last time we increased rents was in 2021. It is suggested to increase the rents \$50, and increase the Grand Ave property up \$100 to match the other single-family homes to stay consistent.

Commissioner Morgan stated that he believed that \$50 isn't really make that much of a difference to the Land Bank but would make a big difference to the renter, so he's suggested to leave the rents as is.

Commissioner Grebner stated that we should be eliminating the rentals by selling to the renters or give them plenty of notice to vacant in order to sell. The Land Bank should not be in the rental market.

Director Case stated that the Land Bank has been selling the rentals and that some renters have purchased. At this time, Land Bank staff is working on grant funded projects and won't have the capacity to sell off rentals for another couple years, until current projects are finished.

Decision was to leave rents the same for the time being.

D. Communications Narrative / Executive Director's Report

Brief discussion.

E. Legal

Mr. Perrone stated that there was a statutory amendment to the Land Bank Act that extends exemptions for special assessments by municipalities unless there is an agreement.

4. Limited public comment

Ryan Washington stated that raising rents is a problem and appreciates the idea of not raising rents and providing more stability to the renter. He also stated that he was confused by the \$30,000 in liquid assets.

5. Announcements, Comments, or other Questions

Commissioner Morgan stated that years ago, he worked for the City Pulse where he wrote a story about Land Bank and when it was established by Eric Schertzing. He thought it was very interesting and he is looking forward to being a part of the Land Bank Board.

JANUARY 23, 2025 ANNUAL MEETING

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:02pm.

Next meeting on Monday, March 17, 2025 at 4:15pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

3/10/2025

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	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. Developers are pursuing a MSHDA Housing TIF.
4 33-01-01-29-305-122	2130 W Holmes (Pleasant Grove School)	Lansing	Value to be determined	T.A. Forsberg Inc and Land Bank have been meeting and working together to develop property in phases. First phase slated for one mixed-use building on the Holmes Rd/Pleasant Grove St corner. Tentative plans include 36 rental units and about 4800 sq. ft of commercial space to accommodate LAFCU and a LAFCU personal financial training and learning space and some food/coffee shop space. The project 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, Land Bank, and Forsberg for plans to build a medical facility, slated for Phase II. We are releasing A & E design, starting the Brownfield Plan and the Act 381 Plan so we meet critical deadlines for approvals. Goal is to begin construction late this fall.

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: TBD	Plan is to release an RFP to find a Developer/Contractor/Owner who has the capability to develop this site utilizing approved site plan and building plans. If existing plans are used, the project is fully entitled and the city of Leslie will issue building permits, On-site infrastructure (water, sanitary, storm, catch basins, clean-outs) has been built per approved site plan. Added value is approximately \$250,000. To provide market information in the RFP we have received proposals for a demand analysis, rent structure, and unit absorption rate. Considering other informational engineering reports which will take time and money to complete. Waiting for confirmation of grant dollars before we begin 6-8 week process of assembling RFP and obtaining 3rd party reports.
6 33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie	Value to be determined	Capitol Area Housing Partnership (CAHP) and the Land Bank have a signed Purchase Agreement. Land Bank, CAHP, and City of Leslie met to discuss project. Revisions to the platted 11 lot site have been made reducing the lots to 10, Planning Commission has recommended to Leslie City Council to approve the revisions. Council will meet March 11th to vote. With available grant funds, Land Bank will pay to have the 10 lots surveyed and described. Also some basic engineering studies will be completed and paid by the Land Bank. The goal is for CAHP to start construction on 2-5 lots in 2025. The community is very supportive.
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. We have a potential buyer or long term leasee.

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. Recently at an "Emerging Developer" meeting, a second interested party stressed a desire to develop this site with homes and a community center with target market of troubled 18 to 25 year old's.

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. One unit sold, had 2 pending Purchase Agreements. One has canceled due to income qualification. LB has created a Board that consists of David Burns, Roxanne Case, and Tim Perrone, and will run the HOA meetings until 4 units are sold in which time, the co-owners will be the board. Credit Union account has been set up in HOA name. Association dues are being deposited into that account. Beginning with April Dues, Land Bank will pay HOA fees for each unsold unit.
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 27 by Fedewa Homes, Inc.. The General Contractor did a great job. All 4 units are listed with our real estate agent, but we cant accept an offer until condo docs have been recorded. Our condo doc. attorney has received everything and is in the process of recording the docs. Adventure Credit Union account in HOA name needs to be opened and an HOA (David Burns, Roxanne Case, and Tim perone) will be set up.
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. Received full approval for the 500 block and only some approvals for the 400 block. An RFP to select a General Contractor will be released as soon as the 400 block site is fully approved. We will select one general contractor for both sites or one for each site. In July, 2024, an \$800,000 MSHDA NHID Grant was awarded at \$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.
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	

Residential or Vacant Properties Update

3/14/2025

January and February 2025 Sales

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-20-02-18-218-022	Stoddard Avenue	East Lansing	Residential Vacant	750	01/08/2025
33-01-01-21-402-091	Garden Street (123)	Lansing	Residential Vacant	1,450	02/28/2025
33-01-01-29-428-041	804 Loa St	Lansing	Residential Improved	6,200	02/28/2025

Residential Properties - in progress

Parcel #	Address	Project type / Notes
33-01-01-09-354-041/051	(910) N Chestnut St	New Construction -- construction has started. Foundation installation.
33-01-01-10-326-551/561	1110 E Cesar E Chavez	New Construction -- contract signed, ready for foundation. Permits approved; on hold until spring 2025.
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 -- considering <i>Pathway to Construction</i> workforce training project.
33-01-01-32-351-352	2107 Reo Rd	New Construction moving forward; approximately 90% complete.
33-01-01-10-180-211	Massachusetts Ave	Has a garage at rear of property
33-01-01-20-451-011	Pattengill Ave (1637)	<i>Pathway to Construction</i> Program to build all-electric home w/solar panels. Painting, cabinets, tops
33-01-01-15-258-151	123 Ferguson St	Renovations underway. Completion projected for summer 2025.
33-01-01-15-258-161	125 Ferguson St	Renovations underway. Completion projected for summer 2025.
33-01-01-15-258-171	127 Ferguson St	Renovations underway. Completion projected for summer 2025.
33-01-01-15-258-181	1320 Jerome St	Renovations underway. Completion projected for summer 2025.
33-01-01-15-258-191	1316 Jerome St	Renovations underway. Completion projected for summer 2025.
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	Reimbursement received. Vacant lot for sale.
33-01-01-22-352-261	1735 Lyons Ave	Reimbursement received. Vacant lot for sale.
33-01-01-23-105-052	725 S Hayford Ave	Reimbursement received. Floodplain. Gardener planned for lot.
33-01-01-23-105-061	729 S Hayford Ave	Reimbursement received. Floodplain. Gardener planned for lot.
33-01-05-05-202-022	5135 Balzer	Demolition/abatement contract signed. Getting prepared for demolition.
33-01-01-14-380-141	642 S Francis Ave	Pulled from FEMA grant. Will demolish using State Land Bank Blight Elimination Funds. Floodplain.
33-01-01-08-426-021	1210 N MLK Jr Blvd	Planned for demolition with State Land Bank funding
33-01-01-14-310-061	323 S Hayford Ave	Planned for demolition with State Land Bank funding. Floodplain.
33-01-01-15-426-351	122 Allen St	Planned for demolition with State Land Bank funding. Partner w/contractor to rebuild.

03/14/2025

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 01/01/2025 - 01/31/2025

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING					
01/03/2025	GEN	15512	CAPITAL ONE COMMERCIAL	OFFICE SUPPLIES, 1637 PATTENGILL	233.06
01/03/2025	GEN	15513	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	6,288.07 V
01/03/2025	GEN	15514	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	69.28
01/03/2025	GEN	15515	CINNAIRE TITLE SERVICES, LLC	CLOSING COST 122 ALLEN ST	100.00
01/03/2025	GEN	15516	COHL, STOKER & TOSKEY, P.C.	QUIET TITLE & LEGAL 1227 MECHANICS,804 L	388.55
01/03/2025	GEN	15517	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	3,594.89
01/03/2025	GEN	15518	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	5,316.95
01/03/2025	GEN	15519	CONSUMERS ENERGY	UTILITIES 1229 W SAGINAW	43.52
01/03/2025	GEN	15520	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	35.10
01/03/2025	GEN	15521	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	36.78
01/03/2025	GEN	15522	CONSUMERS ENERGY	UTILITIES 1217 W SAGINAW	39.32
01/03/2025	GEN	15523	CONSUMERS ENERGY	UTILITIES 424 N M L K JR BLVD	17.39
01/03/2025	GEN	15524	CONSUMERS ENERGY	UTILITIES 422 N M L K JR BLVD	16.59
01/03/2025	GEN	15525	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	16.59
01/03/2025	GEN	15526	CONSUMERS ENERGY	UTILITIES 416 N M L K JR BLVD	19.03
01/03/2025	GEN	15527	INGHAM COUNTY HOUSING COMMISSION	RENTAL MANAGMNT PRO OCT, NOV & DEC 24	2,012.40
01/03/2025	GEN	15528	JILL RHODE C.P.A.	ACCOUNTING SERVICES 12/2024	1,800.00
01/03/2025	GEN	15529	LANSING CITY TREASURER	WINTER PROPERTY TAXES 2024 642 S FRANCIS	125.00
01/03/2025	GEN	15530	LANSING CITY TREASURER	WINTER PROPERTY TAXES 2024 2131 PLEASANT	125.00
01/03/2025	GEN	15531	LANSING CITY TREASURER	WINTER PROPERTY TAXES 2024 2107 REO	125.00
01/03/2025	GEN	15532	LANSING CITY TREASURER	WINTER PROPERTY TAXES 2024 JEROME ST	536.69
01/03/2025	GEN	15533	LANSING CITY TREASURER	2024 WINTER TAXES 2909 REO	531.33
01/03/2025	GEN	15534	LUXE DEVELOPMENT GROUP LLC	CONSTRUCTION 1637 PATTENGILL	1,900.00
01/03/2025	GEN	15535	MICHIGAN COMMUNITY DEVELOPMENT ASSO	2025 MCDA DUES	100.00
01/03/2025	GEN	15536	PRECISION PIPING LLC	SERVICE HOT WATER HEATER 1026 S GRAND	385.00
01/03/2025	GEN	15537	ROBIN WRIGHT	PAYABLES ACCOUNT SERVICE DEC 2024	616.00
01/03/2025	GEN	15538	SMART BUSINESS SOURCE	OFFICE SUPPLIES/TONER	228.19 V
01/03/2025	GEN	15539	STATE FARM INSURANCE	POINTE WEST ASSOC. INSURANCE	1,869.91
01/03/2025	GEN	15540	VET'S ACE HARDWARE	OFFICE SUPPLIES & POINTE WEST	29.69
01/03/2025	GEN	15541	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	6,228.07
01/03/2025	GEN	15542	SMART BUSINESS SOURCE	OFFICE SUPPLIES/TONER	153.20
01/17/2025	GEN	15543	CITY PULSE	REAL ESTATE RFQ PUBLIC NOTICE	48.10
01/17/2025	GEN	15544	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	3,479.93
01/17/2025	GEN	15545	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	3,109.15
01/17/2025	GEN	15546	CURSOR CONTROL INC	ANNUAL CDM MAINTENANCE	1,465.00
01/17/2025	GEN	15547	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES FEB-25	960.00
01/17/2025	GEN	15548	EPROPERTY INNOVATIONS LLC	ANNUAL USER SERVICE FEE 2/9/25-2/8/26	21,305.59
01/17/2025	GEN	15549	GRANGER	DUMPSTER 1715 E KALAMAZOO	156.65
01/17/2025	GEN	15550	HBA OF GREATER LANSING	MEMBERSHIP DUES 2025	650.00
01/17/2025	GEN	15551	HOME DEPOT CREDIT SERVICES	BLDG SUPPLIES 1637 PATTENGILL	72.84
01/17/2025	GEN	15552	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 127 FERGUSON	62,200.00
01/17/2025	GEN	15553	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1320 JEROME	16,000.00
01/17/2025	GEN	15554	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1316 JEROME	53,000.00
01/17/2025	GEN	15555	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 125 FERGUSON	114,200.00
01/17/2025	GEN	15556	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 123 FERGUSON	63,600.00
01/17/2025	GEN	15557	INGHAM COUNTY REGISTER OF DEEDS	RELEASE OF RETRICTIVE COVENT 1022 PINE S	30.00
01/17/2025	GEN	15558	INGHAM COUNTY TREASURER	IT SERVICE PLAN 2024	21,480.12
01/17/2025	GEN	15559	LANSING CITY TREASURER	WINTER PROPERTY TAXES 2024 1316 JEROME	3,747.47
01/17/2025	GEN	15560	LANSING CITY TREASURER	WINTER PROPERTY TAXES 2024 1320 JEROME	4,349.59
01/17/2025	GEN	15561	LANSING CITY TREASURER	WINTER PROPERTY TAXES 2024 127 FERGUSON	3,173.30

Check Date	Bank	Check	Vendor Name	Description	Amount
01/17/2025	GEN	15562	LANSING CITY TREASURER	WINTER PROPERTY TAXES 2024 125 FERGUSON	3,942.88
01/17/2025	GEN	15563	LANSING CITY TREASURER	WINTER PROPERTY TAXES 2024 123 FERGUSON	4,331.76
01/17/2025	GEN	15564	MAGWV	UPDATE POINTE WEST & GENESEE POINTE	862.50
01/17/2025	GEN	15565	MCKISSIC CONSTRUCTION	SNOW REMOVAL DEC 2024	1,430.00
01/17/2025	GEN	15566	MICHIGAN FLEET FUELING SOLUTIONS LL	FUEL FOR GARDEN & VEHICLE 12/24	158.88
01/17/2025	GEN	15567	VERONICA GRACIA-WING, LLC	COMMUNICATIONS SUPPORT DEC 2024	550.00
01/31/2025	GEN	15568	A-1 MECHANICAL HEATING COOLING LLC	HEATING PUMP 1637 PATTENGILL	12,580.00
01/31/2025	GEN	15569	ADELANTE	ADVERTISEMENT	400.00
01/31/2025	GEN	15570	AGAPE BUILDING & RESTORATION LLC	RENOVATIONS 912 N CHESTNUT (910)	10,350.00
01/31/2025	GEN	15571	ALL STAR SNOW REMOVAL	SNOW REMOVAL SERVICE 12/24	2,690.00
01/31/2025	GEN	15572	APPLIED IMAGING	COPY CHARGES	176.59
01/31/2025	GEN	15573	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	39.22
01/31/2025	GEN	15574	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	23.92
01/31/2025	GEN	15575	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	4,825.36
01/31/2025	GEN	15576	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	246.43
01/31/2025	GEN	15577	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	697.25
01/31/2025	GEN	15578	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	902.49
01/31/2025	GEN	15579	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	1,232.96
01/31/2025	GEN	15580	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES	840.00
01/31/2025	GEN	15581	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	1,943.25
01/31/2025	GEN	15582	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	5,232.12
01/31/2025	GEN	15583	FORESIGHT SUPERSIGN	PROJECT SIGNS	259.09
01/31/2025	GEN	15584	GRAVITY WORKS DESIGN, LLC	WEBSITE HOSTING & MAINT. 2025	720.00
01/31/2025	GEN	15585	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 125 FERGUSON	34,000.00
01/31/2025	GEN	15586	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 127 FERGUSON	47,000.00
01/31/2025	GEN	15587	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1316 JEROME	78,200.00
01/31/2025	GEN	15588	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1320 JEROME	15,000.00
01/31/2025	GEN	15589	INGHAM COUNTY HOUSING COMMISSION	RENTAL MANAGMNT PRO JULY,AUG,SEPT 24	2,078.80
01/31/2025	GEN	15590	INGHAM COUNTY TREASURER	HEALTH BENEFITS FEB 2025	7,325.16
01/31/2025	GEN	15591	JILL RHODE C.P.A.	ACCOUNTING SERVICES 1/25	1,800.00
01/31/2025	GEN	15592	KWIK REPO INC	CLEAN UP BUTLER/SHIAWASSEE	650.00
01/31/2025	GEN	15593	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICE 9/23/24	2,303.00
01/31/2025	GEN	15594	LUXE DEVELOPMENT GROUP LLC	CONSTRUCTION 1637 PATTENGILL	1,240.00
01/31/2025	GEN	15595	LUXE DEVELOPMENT GROUP LLC	CONSTRUCTION 1637 PATTENGILL	5,300.00
01/31/2025	GEN	15596	LUXE DEVELOPMENT GROUP LLC	TRAINING & OVERSIGHT 1637 PATTENGILL	9,800.00
01/31/2025	GEN	15597	MCKISSIC CONSTRUCTION	SNOW REMOVAL JAN 2025	4,290.00
01/31/2025	GEN	15598	REHMANN ROBSON	ENERGY CREDIT ANALYSIS PREP. POINT WEST	2,000.00
01/31/2025	GEN	15599	ROXY EATON	EVENT BADGES/GIFT BASKET EMERGING DEVELO	60.61
01/31/2025	GEN	15600	SCHUMACHER'S FOUR SEASONS	SNOW PLOW SERVICE DEC 2024	3,150.00 V
01/31/2025	GEN	15601	STATE FARM INSURANCE	530 PACIFIC HOMEOWNERS INS 2.14.25/2.14.	2,628.00
01/31/2025	GEN	15602	T.A. FORSBERG INC	TRAINING AND OVERSIGHT 1637 PATTENGILL	10,000.00
01/31/2025	GEN	15603	T.A. FORSBERG INC	CONSTRUCTION,TRAINING & OVERSIGHT 1637 P	5,113.75
01/31/2025	GEN	15604	VET'S ACE HARDWARE	KEYS GENESEE POINTE	14.16
01/31/2025	GEN	15605	WE'RE DIFFERENT LAWNS & MORE	LAWN SERVICES DEC/2024/JAN-12-25	4,065.00
01/31/2025	GEN	15606	WE'RE DIFFERENT LAWNS & MORE	LAWN SERVICES JAN-25	3,975.00

GEN TOTALS:

Total of 95 Checks:	700,436.52
Less 3 Void Checks:	9,666.26
Total of 92 Disbursements:	<u>690,770.26</u>

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank PR PNC PAYROLL CHECKING					
01/03/2025	PR	636(E)	BOARD OF WATER & LIGHT	UTILITIES 1229 W SAGINAW	64.05
01/03/2025	PR	637(E)	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	61.34
01/03/2025	PR	638(E)	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	61.98
01/03/2025	PR	639(E)	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	62.79
01/03/2025	PR	640(E)	BOARD OF WATER & LIGHT	UTILITIES 502 S FAIRVIEW	66.81
01/03/2025	PR	641(E)	BOARD OF WATER & LIGHT	UTILITIES 2131 PLEASANT VIEW	49.09
01/03/2025	PR	642(E)	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	303.67
01/03/2025	PR	643(E)	CONSUMERS ENERGY	UTILITIES 502 S FAIRVIEW	56.18
01/17/2025	PR	644(E)	BOARD OF WATER & LIGHT	UTILITIES 125 FERGUSON	315.92
01/17/2025	PR	645(E)	BOARD OF WATER & LIGHT	UTILITIES 123 FERGUSON	255.74
01/17/2025	PR	646(E)	BOARD OF WATER & LIGHT	UTILITIES 127 FERGUSON	133.17
01/17/2025	PR	647(E)	BOARD OF WATER & LIGHT	UTILITIES 1320 JEROME	133.37
01/17/2025	PR	648(E)	BOARD OF WATER & LIGHT	UTILITIES 1316 JEROME	210.55
01/17/2025	PR	649(E)	CONSUMERS ENERGY	UTILITIES 2131 PLEASANT VIEW AVE	15.00
01/17/2025	PR	650(E)	PNC BANK, NA	MEMBER RENEWAL,EMERG.DEVELOP,POSTAGE,POI	1,055.14
01/31/2025	PR	651(E)	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	326.47
01/31/2025	PR	652(E)	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	66.45
01/31/2025	PR	653(E)	BOARD OF WATER & LIGHT	UTILITIES 1229 W SAGINAW	68.62
01/31/2025	PR	654(E)	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	67.89
01/31/2025	PR	655(E)	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	66.68
01/31/2025	PR	656(E)	BOARD OF WATER & LIGHT	UTILITIES 502 S FAIRVIEW	67.30
01/31/2025	PR	657(E)	BOARD OF WATER & LIGHT	UTILITIES 2131 PLEASANT VIEW	45.95
01/31/2025	PR	658(E)	COMCAST	INTERNET JAN 20 2025 -FEB 19 2025	164.90
01/31/2025	PR	659(E)	CONSUMERS ENERGY	UTILITIES 502 S FAIRVIEW	70.10
01/31/2025	PR	660(E)	CONSUMERS ENERGY	UTILITIES 3024 TURNER	193.61
01/31/2025	PR	661(E)	CONSUMERS ENERGY	UTILITIES 123 FERGUSON	157.03
01/31/2025	PR	662(E)	CONSUMERS ENERGY	UTILITIES 1320 JEROME	9.15
01/31/2025	PR	663(E)	CONSUMERS ENERGY	UTILITIES 127 FERGUSON	78.45
01/31/2025	PR	664(E)	CONSUMERS ENERGY	UTILITIES 125 FERGUSON	692.80
01/31/2025	PR	665(E)	CONSUMERS ENERGY	UTILITIES 1213 W SAGINAW	43.41
01/31/2025	PR	666(E)	CONSUMERS ENERGY	UTILITIES 424 N M L K JR BLVD	48.61
01/31/2025	PR	667(E)	CONSUMERS ENERGY	UTILITIES 422 N M L K JR BLVD	45.30
01/31/2025	PR	668(E)	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	42.83
01/31/2025	PR	669(E)	CONSUMERS ENERGY	UTILITIES 416 N M L K JR BLVD	51.91
01/31/2025	PR	670(E)	CONSUMERS ENERGY	UTILITIES 1229 W SAGINAW	64.95
01/31/2025	PR	671(E)	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	52.91
01/31/2025	PR	672(E)	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	56.33
01/31/2025	PR	673(E)	CONSUMERS ENERGY	UTILITIES 1217 W SAGINAW	57.22
01/31/2025	PR	674(E)	PITNEY BOWES PURCHASE POWER	POSTAGE	59.99

PR TOTALS:

Total of 39 Checks:	5,443.66
Less 0 Void Checks:	0.00
Total of 39 Disbursements:	<u>5,443.66</u>

REPORT TOTALS:

Total of 134 Checks:	705,880.18
Less 3 Void Checks:	9,666.26
Total of 131 Disbursements:	<u>696,213.92</u>

03/14/2025 CHECK REGISTER FOR INGHAM COUNTY LAND BANK
 CHECK DATE FROM 02/01/2025 - 02/28/2025

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING					
02/14/2025	GEN	15607	ALL STAR SNOW REMOVAL	SNOW REMOVAL SERVICE 1/25	5,380.00
02/14/2025	GEN	15608	BS&A SOFTWARE	ACCTS PAYABLE & GENERAL LEDGER ANNUAL SE	701.00
02/14/2025	GEN	15609	BWB CLEANING	CLEANING 502 S FAIRVIEW	150.00
02/14/2025	GEN	15610	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	1,457.47
02/14/2025	GEN	15611	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	4,858.36
02/14/2025	GEN	15612	CURSOR CONTROL INC	CDM ON DEMAND SUBSCRIPTION 2025	1,395.00
02/14/2025	GEN	15613	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES MARCH-25	960.00
02/14/2025	GEN	15614	GRANGER	DUMPSTER 1715 E KALAMAZOO	156.65
02/14/2025	GEN	15615	HOLDEN ELECTRIC, INC	RENOVATIONS 1637 PATTENGILL	7,348.00
02/14/2025	GEN	15616	HOME DEPOT CREDIT SERVICES	OFFICE SUPPLIES & BLDG SUPPLIES 1637 PAT	54.81
02/14/2025	GEN	15617	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 123 FERGUSON	2,000.00
02/14/2025	GEN	15618	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 127 FERGUSON	5,700.00
02/14/2025	GEN	15619	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1316 JEROME	4,000.00
02/14/2025	GEN	15620	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1320 JEROME	97,000.00
02/14/2025	GEN	15621	KEBS, INC.	SURVEY SUBDIVISION PLAN GENESEE POINTE C	1,800.00
02/14/2025	GEN	15622	KEBS, INC.	SURVEY SUBDIVISION PLAN POINTE WEST COND	1,800.00
02/14/2025	GEN	15623	MAGWV	GENESEE POINTE ESCROW AGREEMENT	187.50
02/14/2025	GEN	15624	MCKISSIC CONSTRUCTION	SNOW REMOVAL JAN 23, 2025	1,405.00
02/14/2025	GEN	15625	MICHIGAN FLEET FUELING SOLUTIONS LL	VEHICLE FUEL JAN 2025	197.69
02/14/2025	GEN	15626	MICHIGAN LAND BANK FAST TRACK AUTHO	2025 MI ASSN OF LAND BANKS MEMBERSHIP DU	2,000.00 V
02/14/2025	GEN	15627	ROBIN WRIGHT	PAYABLES ACCOUNT SERVICE JAN 2025	715.00
02/14/2025	GEN	15628	SCHUMACHER'S FOUR SEASONS	SNOW PLOW SERVICE JAN 2025	6,285.00
02/14/2025	GEN	15629	SMART BUSINESS SOURCE	OFFICE SUPPLIES	52.80
02/14/2025	GEN	15630	SMART BUSINESS SOURCE	OFFICE SUPPLIES/TONER	200.87
02/14/2025	GEN	15631	THAT CABINET COMPANY	CABINETRY 1637 PATTENGILL	4,707.93
02/28/2025	GEN	15632	AGAPE BUILDING & RESTORATION LLC	RENOVATIONS 912 N CHESTNUT (910)	19,231.28
02/28/2025	GEN	15633	APPLIED IMAGING	COPY CHARGES	176.59
02/28/2025	GEN	15634	BOARD OF WATER & LIGHT	UTILITIES 1510 N GRAND RIVER/NEVER RECEI	370.00
02/28/2025	GEN	15635	BRS ENGINEERING LLC	POINTE WEST PREPARE AS-BUILT EXHIBIT B D	900.00
02/28/2025	GEN	15636	BRS ENGINEERING LLC	GENESEE POINTE PREPARE AS-BUILT EXHIBIT	2,900.00
02/28/2025	GEN	15637	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	3,459.99
02/28/2025	GEN	15638	CITY PULSE	RFQ LAWNS, RFP ACM,ENERGY AUDIT,LEAD PAI	259.00
02/28/2025	GEN	15639	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES/ POINTE WEST CONDOS/GARDEN AG	747.50
02/28/2025	GEN	15640	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	4,449.27
02/28/2025	GEN	15641	DAVID BURNS	MILEAGE JAN & FEB 2025, POSTAGE	160.35
02/28/2025	GEN	15642	INGHAM COUNTY TREASURER	BROWNFIELD	18,738.85
02/28/2025	GEN	15643	INGHAM COUNTY TREASURER	HEALTH BENEFITS MARCH 2025	7,325.16
02/28/2025	GEN	15644	JILL RHODE C.P.A.	ACCOUNTING SERVICES 2/25	1,800.00
02/28/2025	GEN	15645	KWIK REPO INC	CLEAN UP 1217 W MICHIGAN	1,600.00
02/28/2025	GEN	15646	MCKISSIC CONSTRUCTION	SNOW REMOVAL FEB, 2025	2,900.00
02/28/2025	GEN	15647	ROXANNE CASE	MILEAGE JAN&FEB 2025, MEDIA PR	70.50
02/28/2025	GEN	15648	ROXY EATON	EVENT TREATS FOR EMERGING DEVELOPE EVENT	56.04
02/28/2025	GEN	15649	VERONICA GRACIA-WING, LLC	COMMUNICATIONS SUPPORT JAN & FEB 2025	1,100.00
02/28/2025	GEN	15650	WE'RE DIFFERENT LAWNS & MORE	SNOW REMOVAL FEB 2025	2,370.00
02/28/2025	GEN	15651	LANSING CITY TREASURER	2024 WINTER TAXES RECYCLING FEE	128.75

GEN TOTALS:	
Total of 45 Checks:	219,256.36
Less 1 Void Checks:	2,000.00
Total of 44 Disbursements:	217,256.36

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank PR PNC PAYROLL CHECKING					
02/14/2025	PR	675(E)	AT & T	CELL PHONE JAN 4TH-FEB 3,2025	98.84
02/14/2025	PR	676(E)	BOARD OF WATER & LIGHT	UTILITIES 123 FERGUSON	106.71
02/14/2025	PR	677(E)	BOARD OF WATER & LIGHT	UTILITIES 127 FERGUSON	135.04
02/14/2025	PR	678(E)	BOARD OF WATER & LIGHT	UTILITIES 1316 JEROME	149.61
02/14/2025	PR	679(E)	COMCAST	INTERNET FEWB 20 2025 -MARCH 19 2025	164.90
02/14/2025	PR	680(E)	PITNEY BOWES PURCHASE POWER	POSTAGE	59.99
02/14/2025	PR	681(E)	PNC BANK, NA	PORT-A-JON 1637 PATTENGILL, NETWORKING E	895.00
02/28/2025	PR	682(E)	BOARD OF WATER & LIGHT	UTILITIES 2131 PLEASANT VIEW	45.93
02/28/2025	PR	683(E)	BOARD OF WATER & LIGHT	UTILITIES 125 FERGUSON	134.02
02/28/2025	PR	684(E)	BOARD OF WATER & LIGHT	UTILITIES 1320 JEROME	80.28
02/28/2025	PR	685(E)	CONSUMERS ENERGY	UTILITIES 1217 W SAGINAW	63.20
02/28/2025	PR	686(E)	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	61.50
02/28/2025	PR	687(E)	CONSUMERS ENERGY	UTILITIES 1225 W SAGINIAW	58.96
02/28/2025	PR	688(E)	CONSUMERS ENERGY	UTILITIES 1229 W SAGINIAW	84.40
02/28/2025	PR	689(E)	CONSUMERS ENERGY	UTILITIES 1217 W MICHIGAN	25.36
02/28/2025	PR	690(E)	CONSUMERS ENERGY	UTILITIES 3024 TURNER	243.74
02/28/2025	PR	691(E)	CONSUMERS ENERGY	UTILITIES 2131 PLEASANT VIEW AVE	15.00
02/28/2025	PR	692(E)	CONSUMERS ENERGY	UTILITIES 502 S FAIRVIEW	86.11
02/28/2025	PR	693(E)	CONSUMERS ENERGY	UTILITIES 416 N M L K JR BLVD	63.37
02/28/2025	PR	694(E)	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	51.02
02/28/2025	PR	695(E)	CONSUMERS ENERGY	UTILITIES 422 N M L K JR BLVD	52.67
02/28/2025	PR	696(E)	CONSUMERS ENERGY	UTILITIES 424 N M L K JR BLVD	55.12
02/28/2025	PR	697(E)	CONSUMERS ENERGY	UTILITIES 123 FERGUSON	109.03
02/28/2025	PR	698(E)	CONSUMERS ENERGY	UTILITIES 125 FERGUSON	175.36
02/28/2025	PR	699(E)	CONSUMERS ENERGY	UTILITIES 127 FERGUSON	155.62
02/28/2025	PR	700(E)	CONSUMERS ENERGY	UTILITIES 1316 JEROME ST	96.36
02/28/2025	PR	701(E)	CONSUMERS ENERGY	UTILITIES 1316 JEROME ST	119.37

PR TOTALS:

Total of 27 Checks:	3,386.51
Less 0 Void Checks:	0.00
Total of 27 Disbursements:	<u>3,386.51</u>

REPORT TOTALS:

Total of 72 Checks:	222,642.87
Less 1 Void Checks:	2,000.00
Total of 71 Disbursements:	220,642.87

- Auditors will be in office during the week of March 17th for annual audit, with single audit, as well.
- Gearing up for annual insurance renewal.
- Been reimbursed, finally, by a few different entities. Paying off Note (Line of Credit) as much as possible.
- Director Case working with City of Lansing on finalizing HUD documents for the closeout of the 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.
- Director Case has posted a Construction Field Coordinator position on Indeed.com and has received several good resumes. Process was delayed. New goal is to hire someone by May. This will help with new programs and much needed help in the field.
- Land Bank in conjunction with the Ingham County Housing Trust Fund has facilitated several Emerging Developer Networking events. The last event had Lieutenant Governor Gilchrist speaking to more than 50 people present. Monthly workshops and networking events are being scheduled through October 2025. Please attend if interested.
- Land Bank hired a compliance company to help manage the Prevailing Wage process for our construction projects. This includes site visits for interviewing workers and prevailing wage forms reviews.
- Land Bank spending time on State Regional Housing Plan, as a co-leader of the New Development/Existing Housing Stock group. Monthly meetings to stay on track, but finding that we all can't build housing fast enough.