



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, APRIL 23, 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/89184843096?pwd=NTaQNQwf30WLwigNPsJJ5nt41SqeS1.1>

Meeting ID: 891 8484 3096

Passcode: 919691

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 March 17, 2025

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
 - B. Presentation on Electric Vehicle Charging Stations by Derek Braswell of EVergetic Charging Stations
2. Residential
 - A. List of Properties
 - B. Resolution 25-xx to Authorize the Sale of Multiple Vacant Parcels to Cooney Homes
 - C. Resolution 25-xx to Utilize the Land Bank's Option to Purchase 2025 Tax Foreclosures
3. Administration
 - A. Accounts Payable – March 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, May 19, 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



MARCH 17, 2025 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/83167906276?pwd=ir6DgF8WusnX7bl7NNQClU5boP8Hvp.1>

Meeting ID: 831 6790 6276

Passcode: 196319

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

CALL TO ORDER

Chairperson Fox called the March 17, 2025 Regular Meeting of the Ingham County Land Bank to order at 4:21p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

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

Members Absent: Morgan

Others Present: Tim Perrone, David Burns, Roxanne Case

APPROVAL OF THE MINUTES

MINUTES OF JANUARY 23, 2025 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion.

2. Residential

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

Brief discussion

MARCH 17, 2025 REGULAR MEETING

3. Administration

A. Accounts Payable – January & February 2025 - accepted and on file.

B. Communications Narrative / Executive Director's Report

Brief discussion.

4. Legal

Mr. Perrone stated that he worked on quiet title action for 15 properties. To satisfy the due process, the land or structure was posted, mailings were sent out, and notices were posted in the local paper (City Pulse). A hearing date has been set for April 29th, at 2pm. Once processed by the court and recorded by the Register of Deeds, action should be completed around May 1st.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 4:41pm.

Next meeting on Monday, April 21, 2025 at 4:15pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

4/14/2025

| | 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 of the old bottle plant is complete, the city approved all the work, and the site looks great. PA/DA signed with NXT Commercial on 7/21/20 and last extended to 10/6/25. Architectural and engineering plans have been modified to reduce costs but there is still a large funding gap due to interest rates, construction costs, and projected rents. Detrick Park, boat launch, and other river trail amenities are still in the project scope. Developers with the help of a lobbyist, are seeking gap filling legislative grants from federal, state, and local sources in addition to MSHDA Housing TIF financing. Their project will be dead if grants are not awarded before their PA expires, |
| 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 will be a 3-story mixed-use building containing 32 apartments and 4800 sq. ft. commercial space. A LAFCU Branch and a separate community room used by their foundation for financial literacy and employment training has committed to most of the commercial space. The balance will be for a coffee shop and 2 other food service retailers all of which will share a dinning/community space and outdoor patio. The project will utilize limited debt financing, Brownfield/ TIF incentives, a legislative grant, and a unique community trust to cover all project costs. T.A. Forsberg and the Land Bank are working together on all aspects of this project including a health/medical center as the anchor for the phase II. Site and building plans are contracted and underway, Brownfield Due Care plan has begun and we are nearing submission dates for site plan and building plan approval. The site was split for the first phase and will be sold for \$50k. We will split the remainder of the parcel to accommodate the each phase as it happens. Widespread community support for this development has been amazing. |

| 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. EV charging Station (see next property for details) long term lease with review periods and ability for Land Bank to sell property for a large development if possible. |
| 8 | 33-21-01-07-352-005 | (3600) W Saginaw St (billboard lot) Lansing Township | Lansing | \$99,000 | Old gas station site. EGLE and contractor, E.T. Mackenzie removed all fuel tanks last July. The site has been restored and 2 monitoring wells were placed on site. Billboard lease remains. We have a potential buyer who would like to hold a long-term lease for an electric vehicle rapid-charging station. (A 20-year lease could capture 5/50 Specific Tax.) Two fast chargers and a generator would be placed on site per code requirements. All development costs would be paid by the lessee. Lease payment would be 10% of revenue generated. We are reviewing a solar-farm long-term lease provided by the State Land Bank Authority that may provide some language. |

| 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. 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. Also, an "Emerging Developer" has interest and has site planned this property for 20 rental homes and a community building which will be used for training business on how to start and run a business. She needs to rezone the land and obtain a large grant for her project to move forward. |

| Parcel Number | Address | City | Market List Price or Contract Price | Status & Date (On Development, Market, Pending, Sold) |
|---------------|---|---------|---|---|
| 12 | 33-01-01-17-204-232 Pointe West Condos 5 units 33-01-01-17-204-xxx 1213 W Saginaw St 33-01-01-17-204-xxx 1217 W Saginaw St 33-01-01-17-204-xxx 1221 W Saginaw St 33-01-01-17-204-xxx 1225 W Saginaw St 33-01-01-17-204-xxx 1229 W Saginaw St | Lansing | Listing price targeting 80% AMI qualification | Sales and marketing efforts are underway. One unit sold, no pending offers 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 Genesee Pointe Condos 4 units 33-01-01-17-231-031 416 N Martin Luther King Jr Blvd 33-01-01-17-231-021 418 N Martin Luther King Jr Blvd 33-01-01-17-231-011 422 N Martin Luther King Jr Blvd 33-01-01-17-231-011 424 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 Perrone) will be set up. |
| 14 | 33-01-01-15-376-011 Hickory Pointe Condos 4 unit 33-01-01-15-376-021 S Pennsylvania Ave (413-415-419) 33-01-01-15-376-031 | | Listing price targeting 80% AMI qualification | Site design and building plans are complete and have been approved by City of Lansing for each building. An RFP to select a General Contractor has been released and responses will be opened May 1. We will select one general contractor for both sites or one for each site. 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. Expected start date is July 1 and will take a year to complete. |
| 15 | 33-01-01-15-378-043 Pointe East Condos 4 units 33-01-01-15-378-044 S Pennsylvania Ave (500 block) | | Listing price targeting 80% AMI qualification | |

Residential or Vacant Properties Update

4/7/2025

January and February 2025 Sales

| Parcel Number | Address | City | Property Class | Sold Amount | Sold Date |
|---------------------|----------------------|---------|--------------------|-------------|-----------|
| 33-01-01-21-205-006 | S Grand Ave (927) | Lansing | Residential Vacant | 1 | 3/5/2025 |
| 33-01-01-33-151-051 | Burchfield Dr (3807) | Lansing | Residential Vacant | 3,000 | 3/17/2025 |

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 -- issues w/ground. Redesigning into a slab on grade structure. |
| 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 -- Certificate of Occupancy received. Put up on market soon. |
| 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. Sump not installed; issues w/water in basement. |
| 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

| | | |
|---------------------|--------------------|---|
| 33-01-05-05-202-022 | 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. |

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE THE SALE OF MULTIPLE VACANT PARCELS
TO COONEY HOMES

RESOLUTION 25-

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, ("the Act") establishes the State Land Bank Fast Track Authority; and

WHEREAS, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority (the "Authority") to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.2. that sale of three (3) or more properties to the same buyer within a twelve-month period must be approved by the Land Bank Board; and

WHEREAS, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest; and

WHEREAS, Cooney Homes would like to purchase multiple vacant parcels within the next 12 months to build single-family homes. Most of these housing units are planned in the City of Lansing. Purchase Agreements will have a reverter on the properties to build within a 12-month timeframe starting on the closing date; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of multiple parcels to Cooney Homes for the next 12 months.

AYE: ABSENT: NAY: Adopted

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO UTILIZE THE LAND BANK'S OPTION TO PURCHASE 2025 TAX FORECLOSED PROPERTY

RESOLUTION 25-

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, ("the Act") establishes the State Land Bank Fast Track Authority; and

WHEREAS, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority (the "Authority") to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

WHEREAS, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest; and

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

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

WHEREAS, the Land Bank staff will evaluate the 2025 tax foreclosed parcels and will determine if certain properties have redevelopment potential compared to their purchase cost; and

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

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

AYE: ABSENT: NAY: Adopted

04/14/2025

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 03/01/2025 - 03/31/2025

| Check Date | Bank | Check | Vendor Name | Description | Amount | |
|-------------------------------|------|-------|-------------------------------------|---|-----------|---|
| Bank GEN PNC GENERAL CHECKING | | | | | | |
| 03/14/2025 | GEN | 15652 | ALL STAR SNOW REMOVAL | SNOW REMOVAL SERVICE 2/25 | 3,975.00 | |
| 03/14/2025 | GEN | 15653 | BOARD OF WATER & LIGHT | UTILITIES 416 M M L K JR BLVD | 83.17 | |
| 03/14/2025 | GEN | 15654 | BOARD OF WATER & LIGHT | UTILITIES 418 M M L K JR BLVD | 80.18 | |
| 03/14/2025 | GEN | 15655 | BOARD OF WATER & LIGHT | UTILITIES 422 M M L K JR BLVD | 81.45 | |
| 03/14/2025 | GEN | 15656 | BOARD OF WATER & LIGHT | UTILITIES 424 M M L K JR BLVD | 76.11 | |
| 03/14/2025 | GEN | 15657 | CAPITAL ONE COMMERCIAL | OFFICE SUPPLIES | 2.97 | |
| 03/14/2025 | GEN | 15658 | CARTER LUMBER | CONSTRUCTION 1637 PATTENGILL | 610.45 | |
| 03/14/2025 | GEN | 15659 | CITY OF LANSING | SITE PLAN REVIEW 500 PENNSYLVANIA POINTE | 1,039.10 | |
| 03/14/2025 | GEN | 15660 | CONSTRUCTION LABOR SERVICES INC | TRAINEE PAYROLL-1637 PATTENGILL | 2,807.63 | |
| 03/14/2025 | GEN | 15661 | CONSTRUCTION LABOR SERVICES INC | TRAINEE PAYROLL-1637 PATTENGILL & 912 CHESTNUT | 4,882.64 | |
| 03/14/2025 | GEN | 15662 | CONSTRUCTION LABOR SERVICES INC | TRAINEE PAYROLL-1637 PATTENGILL | 4,532.10 | |
| 03/14/2025 | GEN | 15663 | EDEN GLEN CONDO ASSOCIATION | ASSOCIATION FEES APRIL-25 | 960.00 | |
| 03/14/2025 | GEN | 15664 | GRANGER | DUMPSTER 1715 E KALAMAZOO | 164.50 | |
| 03/14/2025 | GEN | 15665 | GRANGER | REMOVAL OF FURNITURE C&Y WASTE | 57.45 | V |
| 03/14/2025 | GEN | 15666 | HOME DEPOT CREDIT SERVICES | BLDG SUPPLIES 1635 PATTENGILL | 124.86 | |
| 03/14/2025 | GEN | 15667 | HUBBLE CONSTRUCTION & RESTORATION | RENOVATIONS 125 FERGUSON | 9,000.00 | |
| 03/14/2025 | GEN | 15668 | HUBBLE CONSTRUCTION & RESTORATION | RENOVATIONS 127 FERGUSON | 18,000.00 | |
| 03/14/2025 | GEN | 15669 | HUBBLE CONSTRUCTION & RESTORATION | RENOVATIONS 1316 JEROME | 23,700.00 | |
| 03/14/2025 | GEN | 15670 | HUBBLE CONSTRUCTION & RESTORATION | RENOVATIONS 1320 JEROME | 20,700.00 | |
| 03/14/2025 | GEN | 15671 | HUBBLE CONSTRUCTION & RESTORATION | RENOVATIONS 123 FERGUSON | 26,970.00 | |
| 03/14/2025 | GEN | 15672 | LABOR COMPLIANCE SERVICES LLC | SPARROW, CHESTNUT AND REO PROPERTIES REVIEW | 1,870.50 | |
| 03/14/2025 | GEN | 15673 | LUXE DEVELOPMENT GROUP LLC | CONSTRUCTION 1637 PATTENGILL | 3,800.00 | |
| 03/14/2025 | GEN | 15674 | LUXE DEVELOPMENT GROUP LLC | CONSTRUCTION 1637 PATTENGILL | 3,215.70 | |
| 03/14/2025 | GEN | 15675 | LUXE DEVELOPMENT GROUP LLC | CONSTRUCTION 1637 PATTENGILL | 1,950.00 | |
| 03/14/2025 | GEN | 15676 | LUXE DEVELOPMENT GROUP LLC | CONSTRUCTION 1637 PATTENGILL | 2,000.00 | |
| 03/14/2025 | GEN | 15677 | LUXE DEVELOPMENT GROUP LLC | CONSTRUCTION 1637 PATTENGILL | 500.10 | |
| 03/14/2025 | GEN | 15678 | LUXE DEVELOPMENT GROUP LLC | OVERSIGHT, MANAGEMENT & WORKFORCE TRAINING | 10,150.00 | |
| 03/14/2025 | GEN | 15679 | MAGWV | UPDATE POINTE WEST & GENESEE POINTE | 1,648.50 | |
| 03/14/2025 | GEN | 15680 | MARK'S LOCK SHOP INC | DUPLICATE KEY | 35.00 | |
| 03/14/2025 | GEN | 15681 | MICHIGAN ASSOCIATION OF LAND BANKS | 2025 MALB MEMBER DUES | 2,000.00 | |
| 03/14/2025 | GEN | 15682 | MICHIGAN FLEET FUELING SOLUTIONS LL | GARDEN & VEHICLE FUEL | 304.24 | |
| 03/14/2025 | GEN | 15683 | POINTE WEST ASSOCIATION | POINTE WEST ASSOC FEES W SAGINAW | 660.00 | |
| 03/14/2025 | GEN | 15684 | ROBIN WRIGHT | PAYABLES ACCOUNT SERVICE FEB 2025 | 506.00 | |
| 03/14/2025 | GEN | 15685 | SCHUMACHER'S FOUR SEASONS | SNOW PLOW SERVICE DEC 2024 | 3,150.00 | |
| 03/14/2025 | GEN | 15686 | SCHUMACHER'S FOUR SEASONS | SNOW PLOW SERVICE FEB 2025 | 3,280.00 | |
| 03/14/2025 | GEN | 15687 | SMART BUSINESS SOURCE | OFFICE SUPPLIES | 95.90 | |
| 03/14/2025 | GEN | 15688 | T.A. FORSBERG INC | PROJECT OVERSIGHT & MANAGEMENT PATTENGILL | 10,000.00 | |
| 03/14/2025 | GEN | 15689 | T.A. FORSBERG INC | BILL BACK /BUILDING PERMIT FEE 1637 PATTENGILL | 2,947.33 | |
| 03/14/2025 | GEN | 15690 | VET'S ACE HARDWARE | SUPPLIES 1635 PATTENGILL | 24.98 | |
| 03/14/2025 | GEN | 15691 | VET'S ACE HARDWARE | SUPPLIES 1217 W MICHIGAN AVE | 8.99 | |
| 03/28/2025 | GEN | 15714 | APPLIED IMAGING | COPY CHARGES | 217.84 | |
| 03/28/2025 | GEN | 15715 | BOARD OF WATER & LIGHT | DISCONNECTS 323 HAYFORD,1210 N MLK,2131 PLEASANT VIEW | 951.82 | |
| 03/28/2025 | GEN | 15716 | CAPITAL AREA RECYCLING AND TRASH | RECYCLING 04/01/25 - 06/30/25 | 119.00 | |
| 03/28/2025 | GEN | 15717 | CARTER LUMBER | CONSTRUCTION 1637 PATTENGILL | 150.00 | |
| 03/28/2025 | GEN | 15718 | CARTER LUMBER | CONSTRUCTION 1637 PATTENGILL | 29.97 | |
| 03/28/2025 | GEN | 15719 | CONSTRUCTION LABOR SERVICES INC | TRAINEE PAYROLL-1637 PATTENGILL & 912 CHESTNUT | 4,657.42 | |
| 03/28/2025 | GEN | 15720 | CONSTRUCTION LABOR SERVICES INC | TRAINEE PAYROLL-1637 PATTENGILL | 4,977.39 | |
| 03/28/2025 | GEN | 15721 | CUSTOM HOME ENERGY SERVICES | FINAL RATING/REBATE FILING | 850.00 | |
| 03/28/2025 | GEN | 15722 | GOOD FRUIT VIDEO | VIDEO PRODUCTION | 2,500.00 | |
| 03/28/2025 | GEN | 15723 | INGHAM COUNTY TREASURER | HEALTH BENEFITS APRIL 2025 | 7,325.16 | |
| 03/28/2025 | GEN | 15724 | INGHAM COUNTY TREASURER | DELINQUENT TAX AURELIUS RD | 143.59 | |
| 03/28/2025 | GEN | 15725 | INGHAM COUNTY TREASURER | DELINQUENT TAX E NORWOOD AVE | 39.90 | |
| 03/28/2025 | GEN | 15726 | INGHAM COUNTY TREASURER | DELINQUENT TAX 2036 WYNDHAM HILLS DR | 358.96 | |
| 03/28/2025 | GEN | 15727 | INGHAM COUNTY TREASURER | DELINQUENT TAX 2034 WYNDHAM HILLS DR | 358.96 | |
| 03/28/2025 | GEN | 15728 | INGHAM COUNTY TREASURER | DELINQUENT TAX 2024 BERYL ST | 7.96 | |

| Check Date | Bank | Check | Vendor Name | Description | Amount |
|------------|------|-------|-------------------------|---|-----------|
| 03/28/2025 | GEN | 15729 | INGHAM COUNTY TREASURER | DELINQUENT TAX 323 S HAYFORD | 128.75 |
| 03/28/2025 | GEN | 15730 | JILL RHODE C.P.A. | ACCOUNTING SERVICES 3/25 | 2,500.00 |
| 03/28/2025 | GEN | 15731 | MEGAN HOBRLA | GARDEN CONTRACT 3/25 | 644.00 |
| 03/28/2025 | GEN | 15732 | PRECISION PIPING LLC | REPLACED LAV FAUCET & TOILET HANDLE 1754 MAISONETTE | 586.00 |
| 03/28/2025 | GEN | 15733 | REHMANN ROBSON | BILLING #1 AUDIT FEES 2024 | 10,000.00 |
| 03/28/2025 | GEN | 15734 | ROXY EATON | WIRELESS MOUSE | 15.89 |
| 03/28/2025 | GEN | 15735 | T.A. FORSBERG INC | TRAINING, OVERSIGHT & MANAGEMENT 1637 PATTENGILL | 10,000.00 |

GEN TOTALS:

| | |
|----------------------------|------------|
| Total of 62 Checks: | 212,557.46 |
| Less 1 Void Checks: | 57.45 |
| Total of 61 Disbursements: | 212,500.01 |

Bank PR PNC PAYROLL CHECKING

| | | | | | |
|------------|----|--------|-----------------------------|--|----------|
| 03/14/2025 | PR | 702(E) | AT & T | CELL PHONE FEB 4TH-MARCH 3,2025 | 98.84 |
| 03/14/2025 | PR | 703(E) | BOARD OF WATER & LIGHT | UTILITIES 1635 PATTENGILL | 72.99 |
| 03/14/2025 | PR | 704(E) | BOARD OF WATER & LIGHT | UTILITIES 123 FERGUSON | 134.71 |
| 03/14/2025 | PR | 705(E) | BOARD OF WATER & LIGHT | UTILITIES 125 FERGUSON | 107.25 |
| 03/14/2025 | PR | 706(E) | BOARD OF WATER & LIGHT | UTILITIES 127 FERGUSON | 87.51 |
| 03/14/2025 | PR | 707(E) | BOARD OF WATER & LIGHT | UTILITIES 1316 JEROME | 123.63 |
| 03/14/2025 | PR | 708(E) | BOARD OF WATER & LIGHT | UTILITIES 1320 JEROME | 141.68 |
| 03/14/2025 | PR | 709(E) | BOARD OF WATER & LIGHT | UTILITIES 502 S FAIRVIEW | 73.05 |
| 03/14/2025 | PR | 710(E) | BOARD OF WATER & LIGHT | UTILITIES 1217 W SAGINAW | 57.85 |
| 03/14/2025 | PR | 711(E) | BOARD OF WATER & LIGHT | UTILITIES 1221 W SAGINAW | 57.87 |
| 03/14/2025 | PR | 712(E) | BOARD OF WATER & LIGHT | UTILITIES 1225 W SAGINAW | 58.05 |
| 03/14/2025 | PR | 713(E) | BOARD OF WATER & LIGHT | UTILITIES 1229 W SAGINAW | 64.20 |
| 03/14/2025 | PR | 714(E) | BOARD OF WATER & LIGHT | UTILITIES 3024 TURNER | 339.03 |
| 03/14/2025 | PR | 715(E) | COMCAST | INTERNET MARCH 20 2025 -APRIL 19 2025 | 164.90 |
| 03/14/2025 | PR | 716(E) | PITNEY BOWES PURCHASE POWER | POSTAGE | 59.99 |
| 03/14/2025 | PR | 717(E) | PNC BANK, NA | PORT-A-JON 1637 PATTENGILL, PENN. CONDOS | 1,471.69 |
| 03/28/2025 | PR | 718(E) | BOARD OF WATER & LIGHT | UTILITIES 1217 W MICHIGAN | 106.64 |
| 03/28/2025 | PR | 719(E) | CONSUMERS ENERGY | UTILITIES 123 FERGUSON | 175.17 |
| 03/28/2025 | PR | 720(E) | CONSUMERS ENERGY | UTILITIES 502 S FAIRVIEW | 72.50 |
| 03/28/2025 | PR | 721(E) | CONSUMERS ENERGY | UTILITIES 2131 PLEASANT VIEW AVE | 15.00 |
| 03/28/2025 | PR | 722(E) | CONSUMERS ENERGY | UTILITIES 3024 TURNER | 180.21 |
| 03/28/2025 | PR | 723(E) | CONSUMERS ENERGY | UTILITIES 1217 W SAGINAW | 52.47 |
| 03/28/2025 | PR | 724(E) | CONSUMERS ENERGY | UTILITIES 1221 W SAGINAW | 50.81 |
| 03/28/2025 | PR | 725(E) | CONSUMERS ENERGY | UTILITIES 1225 W SAGINAW | 48.30 |
| 03/28/2025 | PR | 726(E) | CONSUMERS ENERGY | UTILITIES 1229 W SAGINAW | 71.67 |
| 03/28/2025 | PR | 727(E) | CONSUMERS ENERGY | UTILITIES 416 N M L K JR BLVD | 60.95 |
| 03/28/2025 | PR | 728(E) | CONSUMERS ENERGY | UTILITIES 418 N M L K JR BLVD | 40.71 |
| 03/28/2025 | PR | 729(E) | CONSUMERS ENERGY | UTILITIES 422 N M L K JR BLVD | 43.95 |
| 03/28/2025 | PR | 730(E) | CONSUMERS ENERGY | UTILITIES 424 N M L K JR BLVD | 46.37 |
| 03/28/2025 | PR | 731(E) | CONSUMERS ENERGY | UTILITIES 125 FERGUSON | 141.14 |
| 03/28/2025 | PR | 732(E) | CONSUMERS ENERGY | UTILITIES 127 FERGUSON | 120.09 |
| 03/28/2025 | PR | 733(E) | CONSUMERS ENERGY | UTILITIES 1316 JEROME ST | 99.03 |
| 03/28/2025 | PR | 734(E) | CONSUMERS ENERGY | UTILITIES 1320 JEROME ST | 108.74 |
| 03/28/2025 | PR | 735(E) | CONSUMERS ENERGY | UTILITIES 1217 W MICHIGAN | 92.54 |

PR TOTALS:

| | |
|----------------------------|----------|
| Total of 34 Checks: | 4,639.53 |
| Less 0 Void Checks: | 0.00 |
| Total of 34 Disbursements: | 4,639.53 |

REPORT TOTALS:

| | |
|----------------------------|------------|
| Total of 96 Checks: | 217,196.99 |
| Less 1 Void Checks: | 57.45 |
| Total of 95 Disbursements: | 217,139.54 |

Communications Narrative / Executive Director's Report

4/14/25

- Auditors, Rehmann Robson, have completed their field work (in the Land Bank Office) and are still conducting inventory testing and financial review.
- Currently working on Insurance Review and Annual in-depth surveys required by State Land Bank and National Land Bank Network.
- Land Bank and City of Lansing finalized the HUD closeout of NSP1. This program was started in 2009 and has finally been closed on the Land Bank side. City of Lansing will still need to monitor affordability on houses for potentially the next 10 years.
- 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 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.
- Working with the State Land Bank Authority to complete videos to help the public and municipal officials understand Land Banks and promote to Legislation the impact of Land Banks throughout Michigan.
- Director Case attended and spoke on a panel at the Regional Michigan Land Bank Conference, on Thursday, April 10 held in Detroit. Many of the lower half of Michigan's Land Banks, County Commissioners, and Treasurers attended.