



## 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, MAY 19, 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/84241700855?pwd=uB9b9oV3xhJENpaOpO9vrCbgRp1slo.1>

Meeting ID: 842 4170 0855

Passcode: 414970

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

Approval of the minutes from April 21, 2025

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
  - A. Sale Status report
  - B. Resolution 25-xx to Authorize a Long-Term Lease at 3600 W Saginaw Hwy, Lansing to EVERgetic Charging Stations
2. Residential
  - A. List of Properties
3. Administration
  - A. Accounts Payable – April 2025
  - B. Communications Narrative / Executive Director's Report
  - C. Advocacy for Statewide Funding – Chair Alan Fox
  - D. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
  - Next meeting is the meeting, Monday, June 16, 2025, at 4:15pm.

## INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case  
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[www.inghamlandbank.org](http://www.inghamlandbank.org)



APRIL 21, 2025 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/89184843096?pwd=NTaQNQwf30WLwigNPJ5nt41SqeS1.1>

Meeting ID: 891 8484 3096

Passcode: 919691

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

**CALL TO ORDER**

Chairperson Fox called the April 21, 2025 Regular Meeting of the Ingham County Land Bank to order at 4:18p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

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

Members Absent: Sebolt

Others Present: Tim Perrone, David Burns, Roxanne Case, Mr. Derek Braswell of EVergetic Charging Stations, and Mr. Sean Ross of Eaton (virtual)

**APPROVAL OF THE MINUTES**

MINUTES OF APRIL 21, 2025 ACCEPTED AS SUBMITTED.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

None

1. Commercial – Multi-Family

A. Sale Status report

David Burns pointed out the property at 3600 W Saginaw St where we have an interested party who attended the Board meeting who will be presenting to the Board tonight.

Chair Fox stated that the former bottling plant property is still on-going and we have reached out to Senator Anthony's office to see if there's any funds available. Still looking for options.

B. Presentation on Electric Vehicle Charging Stations by Derek Braswell of EVergetic Charging Stations

Mr. Derek Braswell, founder and CEO of EVergetic Charging Stations introduced himself and his company. His company installs vehicle charging stations for residential needs. He is looking to work with or partner with the Land Bank to install level 3 charging stations in Lansing Township on a Land Bank property at 3600 W Saginaw St, near the corner of Waverly and Saginaw streets. He is interested in installing several stations throughout Lansing, to help transform the City with EV chargers ensuring accessibility, efficiency, and economic growth.

Commissioner Grebner asked if there were generators and how it worked. Mr. Braswell stated that it is a system that runs the chargers off natural gas and would like to include 3 EV chargers, along with possibly vacuums to be used while the vehicle is being charged. Heated concrete is an option to be included in the construction. Cost to build is estimated at \$600-\$800,000 per site. Estimated cost of charging \$.70 per kw.

David Burns stated that over the next month, we are looking at writing up a 20-year lease with 5-year increments. This may also provide 5/50 specific tax capture; still reviewing this. Land Bank is working with the State Land Bank Authority to obtain this language and process.

Mr. Sean Ross of Eaton (virtual) stated that he appreciated that he could be online and be involved. He believes Mr. Braswell has great ideas. Eaton has been in this manufacturing space for over 120 years, has a large office in Southfield, MI and has a network throughout the State that will support the stations when issues occur. Eaton has a lot of resources if you wish to hear more about these products and services.

Mr. Braswell provided a folder of information for the Board to read over and review.

2. Residential

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

Brief discussion. Balzer demolition has been halted to double check on private electrical and gas line hookups that may be connected without Lansing Public Services' knowledge.

B. Resolution 25-01 to Authorize the Sale of Multiple Vacant Parcels to Cooney Homes

COMMISSIONER MORGAN MOVED TO ADOPT THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

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

**RESOLUTION 25-01**

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

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

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

WHEREAS, 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: Fox, Grebner, Morgan, Van Fossen      ABSENT: Sebolt      NAY: None      Adopted: 4/21/25

MOTION APPROVED UNANIMOUSLY.

Director Case stated that Cooney Homes is a builder that has been building in the Lansing, and has worked with the Land Bank for many years. They have purchased several properties from the Land Bank previously, and resolutions have been before the Board due to these purchases. In the next 12 months, they would like to purchase 5-10 properties for building. Noted in the resolution, is a 12-month reverter where the Land Bank would regain control of the property, if construction isn't started within 12 months of the closing date.

Van Fossen asked if resolutions before the Board include the list of properties they are requesting to purchase. Director Case stated that typically these types of resolutions usually include the list of properties, but they are still trying to flush out which properties to purchase, and therefore, this resolution does not include them.

C. Resolution 25-02 to Utilize the Land Bank's Option to Purchase 2025 Tax Foreclosures

COMMISSIONER MORGAN MOVED TO ADOPT THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

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

**RESOLUTION 25-02**

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: Fox, Grebner, Morgan, Van Fossen      ABSENT: Sebolt      NAY: None      Adopted: 4/21/25

MOTION APPROVED UNANIMOUSLY.

## APRIL 21, 2025 REGULAR MEETING

Chair Fox stated that the Land Bank has the ability of Right of First Refusal and will exercise this option, as long as no excess proceeds claims have been filed as of July 1<sup>st</sup>. We used this option last year, and transferred property to Eastside Community Action. This gets properties back into use faster and helps the community with housing needs quicker. There is no net cost to the Land Bank, and this process does allow 5/50 specific tax capture. Mr. Perrone asked if these properties will need to go through quiet title action. Director Case stated that yes, these will need this process and most likely will need to be started in August.

### 3. Administration

A. Accounts Payable – March 2025 - accepted and on file.

#### B. Communications Narrative / Executive Director's Report

Chair Fox stated that the State Supreme Court heard 2 cases on April 10<sup>th</sup>, and the former bottling plant property with the past owner, Yono, was one of them. This case is based around a no-auction proceeds case. Chair Fox believes that the Land Bank is not at risk, and that the Treasurer is the entity that will be liable. Director Case stated that we are awaiting a decision by the Supreme Court.

### 4. Legal

Mr. Perrone stated that he worked on quiet title action for 15 properties. A court hearing is set for next week with Judge Cole on April 29<sup>th</sup>, at 2pm. Assuming judgment is received, their office will need to file a separate notice of judgment for each property. Once processed by the court and recorded by the Register of Deeds, action should be completed around May 1<sup>st</sup>.

### 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 5:14pm.

Next meeting on Monday, May 19, 2025 at 4:15pm at the Land Bank office.

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

5/12/2025

	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 plan/civil engineering have been submitted to city for review and approval. Building plans are almost complete. Brownfield Due Care plan has been submitted to LEDC. Goal is for a construction start by November 15, 2025. 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 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, 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 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, Will set up operating and reserve account (checking and savings) at Adventure Credit Union. The HOA board (David Burns, Roxanne Case, and Tim Perrone) will begin to meet, Land Bank has started to make HOA dues payments on units until sold. One unit is under contract.
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 approved by City of Lansing for each building. An RFP to select a General Contractor has been released and 2 contractors have been selected. Bids came in better than expected. Contracts will be put together and signed soon. An \$800,000 MSHDA
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	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.

# INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

## RESOLUTION TO AUTHORIZE A LONG-TERM LEASE AT 3600 W SAGINAW HWY, LANSING TO EVERGETIC CHARGING STATIONS

### 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 has policies, procedures and administrative rules regarding the disposition of commercial property which require board approval;

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, Mr. Derek Braswell of EVergetic Charging Stations would like to lease the property at 3600 W Saginaw Hwy, Lansing, MI 48917, parcel # 33-21-01-07-352-005, for 20 years, in 5-year increments, to install battery-integrated DC fast charging (DCFC) stations. Site development will be based on Lansing Township Zoning regulations and guidelines.

WHEREAS, the lease agreement will include a 10% net revenue that will be collected by the Land Bank on a monthly basis.

WHEREAS, the Lessee's responsibilities shall include but not limited, to proper insurance, maintenance of property and stations, taxes, (if any), code violations, general liability, and future disposition of equipment and materials. The Land Bank and its officials will be held harmless of any liability during the lease period; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the Lease for the installation of EV charging stations at the property.

AYE:                ABSENT:                NAY:                Adopted

**Residential or Vacant Properties Update**

5/9/2025

**April 2025 Sales**

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-14-357-202	502 S Fairview St	Lansing	Residential Improved	185,000	4/23/2025
33-01-01-15-380-091	Euclid Pl	Lansing	Residential Vacant	1,000	4/21/2025
33-01-01-17-401-461	1217 W Michigan Ave	Lansing	Residential Improved	112,000	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.
33-01-01-32-176-361	(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. Up on MLS.
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. Exterior work, flooring, solar panels yet to go.
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	Demolished 5/5/25. Final grading / seeding being completed.
33-01-01-08-426-021	1210 N MLK Jr Blvd	RFP out. Bids in. Awarding to a contractor soon. Abatement to start in 2 weeks.
33-01-01-14-310-061	323 S Hayford Ave	RFP out. Bids in. Awarding to a contractor soon. Abatement to start in 2 weeks.
33-01-01-14-380-141	642 S Francis Ave	RFP out. Bids in. Awarding to a contractor soon. Abatement to start in 2 weeks.
33-01-01-15-426-351	122 Allen St	RFP out. Bids in. Awarding to a contractor soon.
33-01-01-32-151-001	2131 Pleasant View Ave	RFP out. Bids in. Awarding to a contractor soon. Abatement to start in 2 weeks.

05/09/2025

## CHECK REGISTER FOR INGHAM COUNTY LAND BANK

CHECK DATE FROM 04/01/2025 - 04/30/2025

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount	
Bank GEN PNC GENERAL CHECKING							
04/04/2025	GEN	15692	APPLIED	APPLIED IMAGING	COPY CHARGES	217.84	V
04/04/2025	GEN	15693	BWL	BOARD OF WATER & LIGHT	DISCONNECTS 323 HAYFORD,1210 N MLK,2131	951.82	V
04/04/2025	GEN	15694	CART	CAPITAL AREA RECYCLING AND TRASH	RECYCLING 04/01/25 - 06/30/25	119.00	V
04/04/2025	GEN	15695	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	150.00	V
04/04/2025	GEN	15696	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	29.97	V
04/04/2025	GEN	15697	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL & 912 CH	4,657.42	V
04/04/2025	GEN	15698	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	4,977.39	V
04/04/2025	GEN	15699	CUSTOM HOM	CUSTOM HOME ENERGY SERVICES	FINAL RATING/REBATE FILING	850.00	V
04/04/2025	GEN	15700	GOOD FRUIT	GOOD FRUIT VIDEO	VIDEO PRODUCTION	2,500.00	V
04/04/2025	GEN	15701	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS APRIL 2025	7,325.16	V
04/04/2025	GEN	15702	INGHAM	INGHAM COUNTY TREASURER	DELINQUENT TAX AURELIUS RD	143.59	V
04/04/2025	GEN	15703	INGHAM	INGHAM COUNTY TREASURER	DELINQUENT TAX E NORWOOD AVE	39.90	V
04/04/2025	GEN	15704	INGHAM	INGHAM COUNTY TREASURER	DELINQUENT TAX 2036 WYNDHAM HILLS DR	358.96	V
04/04/2025	GEN	15705	INGHAM	INGHAM COUNTY TREASURER	DELINQUENT TAX 2034 WYNDHAM HILLS DR	358.96	V
04/04/2025	GEN	15706	INGHAM	INGHAM COUNTY TREASURER	DELINQUENT TAX 2024 BERYL ST	7.96	V
04/04/2025	GEN	15707	INGHAM	INGHAM COUNTY TREASURER	DELINQUENT TAX 323 S HAYFORD	128.75	V
04/04/2025	GEN	15708	RHODE	JILL RHODE C.P.A.	ACCOUNTING SERVICES 3/25	2,500.00	V
04/04/2025	GEN	15709	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 3/25	644.00	V
04/04/2025	GEN	15710	PRECISION	PRECISION PIPING LLC	REPLACED LAV FAUCET & TOILET HANDLE 175	586.00	V
04/04/2025	GEN	15711	REHMANN	REHMANN ROBSON	BILLING #1 AUDIT FEES 2024	10,000.00	V
04/04/2025	GEN	15712	EATON ROXY	ROXY EATON	WIRELESS MOUSE	15.89	V
04/04/2025	GEN	15713	TA FORSBER	T.A. FORSBERG INC	TRAINING, OVERSIGHT & MANAGEMENT 1637 PA	10,000.00	V
04/11/2025	GEN	15736	AAA	AAA INSURANCE	HOME INSURANCE 6149 SCOTMAR	284.94	
04/11/2025	GEN	15737	MENARDS	CAPITAL ONE COMMERCIAL	OFFICE SUPPLIES, 1637 PATTENGILL	1,224.17	
04/11/2025	GEN	15738	LANSING CI	CITY OF LANSING	BOARD-UP 642 S FRANCIS	585.00	V
04/11/2025	GEN	15739	CITY PULSE	CITY PULSE	RFP PUBLIC NOTICE PENN CONDOS	74.00	
04/11/2025	GEN	15740	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	4,368.30	
04/11/2025	GEN	15741	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	4,906.61	
04/11/2025	GEN	15742	CONSUMERS	CONSUMERS ENERGY	GAS DISCONNECT 122 ALLEN	215.00	
04/11/2025	GEN	15743	CONSUMERS	CONSUMERS ENERGY	GAS DISCONNECT 642 S FRANCIS AVE	215.00	
04/11/2025	GEN	15744	CONSUMERS	CONSUMERS ENERGY	GAS DISCONNECT 1210 N MLK JR BLVD3	215.00	
04/11/2025	GEN	15745	CONSUMERS	CONSUMERS ENERGY	GAS DISCONNECT 2131 PLEASANT VIEW AVE	215.00	
04/11/2025	GEN	15746	GRANGER	GRANGER	DUMPSTER 1715 E KALAMAZOO	164.50	
04/11/2025	GEN	15747	HAMMOND	HAMMOND FARMS LANDSCAPE SUPPLY INC	SOIL 502 FAIRVIEW	177.75	
04/11/2025	GEN	15748	HOLDERS	HOLDERS HEATING & AIR	FURNANCE & WATER HEATER INSPECTION 1705	165.00	
04/11/2025	GEN	15749	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	REPLACE DAMAGE DOOR 1225 W SAGINAW	550.00	
04/11/2025	GEN	15750	HOUSING	INGHAM COUNTY HOUSING COMMISSION	RENTAL MANAGMNT PRO JAN. FEB. MARCH 2025	1,818.80	
04/11/2025	GEN	15751	KEBS	KEBS, INC.	LOT SURVEY 2131 PLEASANT VIEW AVE	575.00	
04/11/2025	GEN	15752	KEBS	KEBS, INC.	LOT SURVEY 642 S FRANCIS AVAE	575.00	
04/11/2025	GEN	15753	KEBS	KEBS, INC.	LOT SURVEY 323 S HAYFORD	575.00	
04/11/2025	GEN	15754	KEBS	KEBS, INC.	LOT SURVEY 1210 N MLK JR BLVD	575.00	
04/11/2025	GEN	15755	KEBS	KEBS, INC.	LOT SURVEY 122 ALLEN ST	575.00	
04/11/2025	GEN	15756	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	GARDEN & VEHICLE FUEL	270.92	
04/11/2025	GEN	15757	RED CEDAR	RED CEDAR CONSULTING, LLC	PRE-DEMO/POST-ABATEMENT ABESTOS CLEARANC	300.00	
04/11/2025	GEN	15758	ROBIN	ROBIN WRIGHT	PAYABLES ACCOUNT SERVICE FEB 2025	517.00	
04/11/2025	GEN	15759	EATON ROXY	ROXY EATON	MILEAGE JAN./FEB/MARCH 2025	200.34	
04/11/2025	GEN	15760	DBI SMART	SMART BUSINESS SOURCE	OFFICE SUPPLIES	199.15	
04/11/2025	GEN	15761	SHERWIN	THE SHERWIN-WILLIAMS CO.	PAINT FOR 1635 PATTENGILL(1637)	35.90	
04/11/2025	GEN	15762	SHERWIN	THE SHERWIN-WILLIAMS CO.	PAINT FOR 1635 PATTENGILL(1637)	856.68	
04/25/2025	GEN	15763	BENDY STEM	BENDY STEM FARM	NIB GARDEN	9,800.00	
04/25/2025	GEN	15764	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	68.00	
04/25/2025	GEN	15765	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	33.39	
04/25/2025	GEN	15766	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	14.58	
04/25/2025	GEN	15767	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	12.98	
04/25/2025	GEN	15768	CITY PULSE	CITY PULSE	RFP DEMO-ABATEMT 5 PROPS	55.50	
04/25/2025	GEN	15769	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	3,602.26	

04/25/2025	GEN	15770	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	2,589.12
04/25/2025	GEN	15771	CUSTOM HOM	CUSTOM HOME ENERGY SERVICES	PRE-REMODEL FOR SPARROW HOUSES	2,250.00
04/25/2025	GEN	15772	BURNS	DAVID BURNS	MILEAGE MARCH & APRIL 2025/SUPPLIES	202.40
04/25/2025	GEN	15773	HOME	HOME DEPOT CREDIT SERVICES	SUPPLIES	99.85
04/25/2025	GEN	15774	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 123 FERGUSON	60,700.00
04/25/2025	GEN	15775	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 125 FERGUSON	57,370.00
04/25/2025	GEN	15776	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 127 FERGUSON	16,900.00
04/25/2025	GEN	15777	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS MAY 2025	7,325.16
04/25/2025	GEN	15778	KWIK CAR	KWIK CAR WASH	VEHICLE WASH	18.00
04/25/2025	GEN	15779	MAGWV	MAGWV	UPDATE POINTE WEST & GENESEE POINTE	968.75
04/25/2025	GEN	15780	MASTER	MASTERWORK, L.L.C.	DRAW 5 2107 REO	64,430.41
04/25/2025	GEN	15781	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 3/25- 4/8/25	712.00
04/25/2025	GEN	15782	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 4/9/25- 4/18/25	708.00
04/25/2025	GEN	15783	RED CEDAR	RED CEDAR CONSULTING, LLC	ASBESTOS/HAZ MAT TESTING 4 PROPS	<u>2,450.00</u>

## GEN TOTALS:

Total of 70 Checks:	297,307.07
Less 23 Void Checks:	<u>47,147.61</u>
Total of 47 Disbursements:	250,159.46

## Bank PR PNC PAYROLL CHECKING

04/11/2025	PR	736(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 123 FERGUSON	130.99
04/11/2025	PR	737(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 125 FERGUSON	83.17
04/11/2025	PR	738(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 127 FERGUSON	68.00
04/11/2025	PR	739(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 416 M M L K JR BLVD	99.48
04/11/2025	PR	740(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 418 M M L K JR BLVD	98.65
04/11/2025	PR	741(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 422 M M L K JR BLVD	98.78
04/11/2025	PR	742(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 424 M M L K JR BLVD	93.16
04/11/2025	PR	743(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 502 S FAIRVIEW	70.97
04/11/2025	PR	744(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	36.03
04/11/2025	PR	745(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	37.96
04/11/2025	PR	746(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	35.86
04/11/2025	PR	747(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1229 W SAGINAW	39.97
04/11/2025	PR	748(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1316 JEROME	62.02
04/11/2025	PR	749(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1320 JEROME	69.50
04/11/2025	PR	750(E)	BWL	BOARD OF WATER & LIGHT	UTILITY CONNECTION 1635 PATTENGILL	5,254.11
04/11/2025	PR	751(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	316.76
04/25/2025	PR	752(E)	AT&T	AT & T	CELL PHONE APRIL 4TH-MAY 3,2025	98.84
04/25/2025	PR	753(E)	COMCAST	COMCAST	INTERNET APRIL 20 2025 -MAY 19 2025	164.90
04/25/2025	PR	754(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 3024 TURNER	142.36
04/25/2025	PR	755(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 123 FERGUSON	117.94
04/25/2025	PR	756(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 2131 PLEASANT VIEW AVE FINAL	8.50
04/25/2025	PR	757(E)	PITNEYBOW	PITNEY BOWES INC	MACHINE RENTAL MAY 16 - AUG 15 2025	104.94
04/25/2025	PR	758(E)	PITNEY	PITNEY BOWES PURCHASE POWER	POSTAGE	59.99
04/25/2025	PR	759(E)	PNC	PNC BANK, NA	PORT-A-JON, NETWORKING EVENT,GARDEN, SOF	<u>3,787.87</u>

## PR TOTALS:

Total of 24 Checks:	11,080.75
Less 0 Void Checks:	<u>0.00</u>
Total of 24 Disbursements:	11,080.75

## REPORT TOTALS:

Total of 94 Checks:	308,387.82
Less 23 Void Checks:	<u>47,147.61</u>
Total of 71 Disbursements:	261,240.21

Communications Narrative / Executive Director's Report

5/9/25

- Auditors, Rehmann Robson, have completed a draft of their audit. Reviewing and meeting to discuss report and clarify any questions.
- Sent out a Request for Proposal for the 2 Pennsylvania sites in the 400-500 blocks for general contractors to build the last 2 sets of condominiums. Bids due 5/1/25. Contractors awarded.
- 1635 Pattengill Ave – 2<sup>nd</sup> all-electric solar-panel single-family Grand Opening set for July 1<sup>st</sup>, 4-6:30pm. This includes the Pathway to Construction program, where trainees are obtaining training on-site and at the Laborer's Union Center in Perry, MI. Two trainees have been hired by construction companies; we consider this a great success!
- Emerging Developer events and workshop have been successful. Working to continue this program and help developers move forward. Program continues to have high attendance, and the many have shared their appreciation for starting this program and pushing forward.
- Michael Andrick, Land Bank Demolition & Property Specialist is working through his annual process of securing and checking tax foreclosed properties.
- Land Bank and Treasurer staff went out 2 days and inspection foreclosures to help determine disposition options. There are a few properties that are in decent shape.
- Director Case attended and spoke at a monthly event through Achieve Real Estate, on Thursday, April 24 held in Lansing.
- Attended MSHDA All Grantee meeting on Wednesday, April 23. Three of us staff attend and heard news of MSHDA's available programs and successes.
- Attending Building Michigan Communities Conference on May 14-15, where Chair Alan Fox and other Land Bankers are speaking on a panel titled, Protecting Our Most Vulnerable.