



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, JUNE 16, 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/86079324069?pwd=Qny4EyfayRBBHUbBeDFJADy20BgkRJ.1>

Meeting ID: 860 7932 4069

Passcode: 959124

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 May 19, 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 – May 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, July 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



MAY 19, 2025 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/84241700855?pwd=uB9b9oV3xhJENpaOpO9vrCbgRp1slo.1>

Meeting ID: 842 4170 0855

Passcode: 414970

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 4:20p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

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

Members Absent: Morgan

Others Present: Tim Perrone, David Burns, Roxanne Case

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 that we have a resolution in the board packet to discuss and vote on.

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

RAWLEY VAN FOSSEN MOVED TO ADOPT THE RESOLUTION. SUPPORTED BY COMMISSIONER SEBOLT.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

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

RESOLUTION 25-03

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; conflict of interest; 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, 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: Fox, Grebner, Sebolt, Van Fossen ABSENT: Morgan NAY: None Adopted: 5/19/25

MOTION APPROVED UNANIMOUSLY.

David Burns described the proposal and explained the process, timeframe, and details. Chairperson Fox stated that because it's a 20-year lease, the Land Bank is pushing to impose property taxes, which would help the Land Bank and the Township. Land Bank will most likely forward the lease agreement to Mr. Perrone for review and feedback. Land Bank has not heard back from the nearby property owner who reached out through email a while ago, and response was provided, but nothing since. That property owner does have some property delinquent taxes so that would not be a clear sale.

2. Residential

A. List of Properties

Director Case stated that we just sold the modular house that was construction a year ago, and happy to get that in the hands of a family.

3. Administration

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

B. Communications Narrative / Executive Director's Report

Director Case stated that the auditors, Rehmann Robson, have completed their audit. No findings or comments were found, but recommendations were provided. These documents were emailed prior to the Board meeting, but hard copies were distributed during the meeting. Since the Land Bank used over \$750,000 funds in federal funds, a single audit was conducted, and that report was included also. Chairperson Fox reminded the Board that several years ago we had a bit of troubles with segregation of duties, because the office is so small, but the Land Bank has worked through those issues and it has not been a concern.

C. Advocacy of Statewide Funding – Chair Alan Fox

Chairperson Fox wanted to explain what Land Banks are doing to increase funds for Land Banks statewide. Michigan Land Bank Association has gone through several iterations of legislative proposals that have not been very satisfactory to help to increase routine funding. Michigan was the first state to create Land Banks. The funding created was the Specific Tax 5/50, where it was thought that it would be adequate but was determined to be insufficient. Ohio was the second state who was set up and their funding source that let's them thrive. For Michigan, larger Land Banks have a lot more property to manage but not enough staff. Of course, its different in different counties/cities. It has been proposed to extend the 5 years (of 50% of taxes) to 8 years, allowing further funding.

Mr. Van Fossen asked if legislation has dropped on this. Chairperson Fox stated no, and that Senator Anthony has the Bill and setting up another round of discussions. Lansing Mayor is interested in hearing more about this and would like to know and understand more. Commissioner Sebolt stated that it would be better to create a new stream versus shifting

MAY 19, 2025 REGULAR MEETING

funds. Chairperson stated that real estate transfer tax was looked at but it turns out that the County or the State doesn't have the option of increasing without a vote.

There has been federal legislation that was chaired by Senator Casey to provide federal funding, and Senator Slotkin is looking at picking it up to move it forward. Slotkin's office is contacting several Land Banks to understand and hear more information.

There is more conversation that needs to be had on this subject with different entities such as the Municipal League, the Association of Counties and the Association of Townships.

4. Legal

Mr. Perrone stated that the judgment for quiet title was recorded and completed. Hard copy is now here at the Land Bank for documentation. This should satisfy the underwriters to allow title services to insure tax reverted properties.

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 4:42pm.

Next meeting on Monday, June 16, 2025 at 4:15pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

6/9/2025

	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	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. Still no word on grant requests.
4	33-01-01-29-305-122	2130 W Holmes (Pleasant Grove School)	Lansing	Value to be determined	Holmes and Pleasant Grove, LLC 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. Holmes and Pleasant Grove, LLC 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 will be submitted soon. Brownfield Due Care plan has been submitted to LEDC and public meetings will be scheduled and attended by Land Bank staff. Goal is for a construction start by mid-October, 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 \$350,000. 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, tanks removed, site restored, and 2 monitoring wells placed on site. Billboard lease remains. A long-term lease for an electric vehicle rapid-charging station is underway. (A 20-year lease could capture 5/50 Specific Tax.) Two fast chargers and a generator will be placed on site per Twp. code requirements. All development costs will be paid by the lessee. Lease payment will be 10% of revenue generated. A short list of due-diligence remain on Land Bank staff to confirm 5/50 tax capture on long-term lease. Lease agreement is being drafted.

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 6-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). An update meeting will be scheduled with the developer this month.
10 33-25-05-14-151-015	E Norwood Ave (12.9 acres)	Holt		This site is mostly wetland and has been rendered undevelopable. Only scattered fractions of the property is considered buildable and to access them driveways, utility extensions, etc. would need wetland permits and costs would be astronomical. Will take this property off the list in the future.
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 \leq 120% 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 \leq 120% 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 and soon to close.
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 \leq 120% 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 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. Construction to start any day and will take a year to complete.
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 \leq 120% AMI qualification	

Residential or Vacant Properties Update

6/9/2025

May 2025 Sales

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-03-353-001	N East St	Lansing	Residential Vacant	1500	05/23/2025
33-01-01-15-305-201	S Eighth St (204)	LANSING	Residential Vacant	3000	05/16/2025
33-01-01-15-306-022	S Eighth St (211)	LANSING	Residential Vacant	3000	05/16/2025
33-01-01-22-177-131	S Holmes St	Lansing	Residential Vacant	1200	05/05/2025
33-01-01-34-229-051	Rex St (1905)	Lansing	Residential Vacant	7500	05/23/2025

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	Mailed Contractor a 10-day notice by certified mail, to complete project.
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 -- pending offer.
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. Landscaping work, shed to be installed.
33-01-01-15-258-151	123 Ferguson St	Renovations underway. Completed. Final permits approved.
33-01-01-15-258-161	125 Ferguson St	Renovations underway. Completed. Final permits approved.
33-01-01-15-258-171	127 Ferguson St	Renovations underway. Completed. Final permits approved.
33-01-01-15-258-181	1320 Jerome St	Renovations underway. Completion projected end of June 2025.
33-01-01-15-258-191	1316 Jerome St	Renovations underway. Completion projected end of June 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. Reimbursement request in to State Land Bank Authority
33-01-01-08-426-021	1210 N MLK Jr Blvd	Awarded to a contractor; waiting for contract to be signed. Abatement to start 2 wks a
33-01-01-14-310-061	323 S Hayford Ave	Awarded to a contractor; waiting for contract to be signed. Abatement to start 2 wks a
33-01-01-14-380-141	642 S Francis Ave	Awarded to a contractor; waiting for contract to be signed. Abatement to start 2 wks a
33-01-01-15-426-351	122 Allen St	Awarded to a contractor; waiting for contract to be signed. Abatement to start 2 wks a
33-01-01-32-151-001	2131 Pleasant View Ave	Awarded to a contractor; waiting for contract to be signed. Abatement to start 2 wks a

06/09/2025

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 05/01/2025 - 05/31/2025

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
05/09/2025	GEN	15784	BENNETT DR	BENNETT DRYWALL LLC	DRYWALL 1637 PATTENGILL	14,994.72
05/09/2025	GEN	15785	CAP EQUIP	CAPITAL EQUIPMENT & SUPPLY	TOP LINK FOR TRACTOR 3 POINT WITCH	204.04
05/09/2025	GEN	15786	MENARDS	CAPITAL ONE COMMERCIAL	DRYER, 6131 SCOTMAR, 1637 PATTENGILL, FR	737.64
05/09/2025	GEN	15787	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES/ POINTE WEST CONDOS/QUIET TIT	2,388.70
05/09/2025	GEN	15788	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL & 912 CH	3,583.79
05/09/2025	GEN	15789	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL	2,874.67
05/09/2025	GEN	15790	CONSUMERS	CONSUMERS ENERGY	GAS DISCONNECT 323 S HAYFORD	215.00
05/09/2025	GEN	15791	EDEN	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES MAY-25	960.00
05/09/2025	GEN	15792	GENESEE PT	GENESEE POINTE CONDOMINIUM ASSOC	HOA MAY 2025	660.00
05/09/2025	GEN	15793	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 123 FERGUSON	7,300.00
05/09/2025	GEN	15794	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 125 FERGUSON	19,200.00
05/09/2025	GEN	15795	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 127 FERGUSON	35,300.00
05/09/2025	GEN	15796	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1316 JEROME	26,300.00
05/09/2025	GEN	15797	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1320 JEROME	23,300.00
05/09/2025	GEN	15798	J & J HARD	J & J HARDWOODS, INC.	TREE, BRUSH REMOVAL 1210 N.M.K. JR BLVD	2,400.00
05/09/2025	GEN	15799	J & J HARD	J & J HARDWOODS, INC.	TREE, BRUSH REMOVAL 642 S FRANCIS	1,440.00
05/09/2025	GEN	15800	J & J HARD	J & J HARDWOODS, INC.	TREE, BRUSH REMOVAL 323 S HAYFORD	2,160.00
05/09/2025	GEN	15801	RHODE	JILL RHODE C.P.A.	ACCOUNTING SERVICES 4/25	2,100.00
05/09/2025	GEN	15802	KELLEY	KELLEY APPRAISAL COMPANY	APPRAISAL 123 FERGUSON	500.00
05/09/2025	GEN	15803	KELLEY	KELLEY APPRAISAL COMPANY	APPRAISAL 125 FERGUSON	400.00
05/09/2025	GEN	15804	KELLEY	KELLEY APPRAISAL COMPANY	APPRAISAL 127 FERGUSON	400.00
05/09/2025	GEN	15805	KELLEY	KELLEY APPRAISAL COMPANY	APPRAISAL 1316 JEROME	400.00
05/09/2025	GEN	15806	KELLEY	KELLEY APPRAISAL COMPANY	APPRAISAL 1320 JEROME	400.00
05/09/2025	GEN	15807	KELLEY	KELLEY APPRAISAL COMPANY	APPRAISAL 2107 REO	500.00
05/09/2025	GEN	15808	MCKISSIC	MCKISSIC CONSTRUCTION	LAWN SERVICE APRIL 2025	1,303.00
05/09/2025	GEN	15809	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 4/21/25- 5/4/25	1,264.00
05/09/2025	GEN	15810	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	GARDEN & VEHICLE FUEL	464.98
05/09/2025	GEN	15811	NEILS HEIS	NEILS HEISELT	CONTRACT GARDEN PROJECT4/29/25, 5/02/202	232.00
05/09/2025	GEN	15812	POINTE WES	POINTE WEST ASSOCIATION	POINTE WEST ASSOC FEES W SAGINAW MAY 25	660.00
05/09/2025	GEN	15813	REOTOWN CL	REOTOWN CLUBHOUSE	ROOM RENTAL FOR EMERGING DEVELOPE EVENT	1,943.00
05/09/2025	GEN	15814	ROBIN	ROBIN WRIGHT	PAYABLES ACCOUNT SERVICE APR 25	379.50
05/09/2025	GEN	15815	CASE	ROXANNE CASE	MILEAGE MARCH, APRIL & CONFERENCE	435.75
05/09/2025	GEN	15816	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	JANITORIAL SERVICES 4/2025	240.00
05/09/2025	GEN	15817	LUXE DEVEL	LUXE DEVELOPMENT GROUP LLC	CONSTRUCTION 1637 PATTENGILL/ KITCHEN CO	5,197.28
05/09/2025	GEN	15818	LUXE DEVEL	LUXE DEVELOPMENT GROUP LLC	CONSTRUCTION 1637 PATTENGILL	3,800.00
05/09/2025	GEN	15819	LUXE DEVEL	LUXE DEVELOPMENT GROUP LLC	OVERSIGHT, MANAGEMENT & WORKFORCE TRAINI	6,090.00
05/23/2025	GEN	15820	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	RENOVATIONS 912 N CHESTNUT (910)	4,937.34
05/23/2025	GEN	15821	ANTROY NAT	ANTROY NATHAN	DEPOSIT REFUND 323 S HAYFORD	100.00
05/23/2025	GEN	15822	APPLIED	APPLIED IMAGING	COPY CHARGES	176.59
05/23/2025	GEN	15823	LANSING CI	CITY OF LANSING	WORKSHOP 30 PARKING SPACES LOT 56	320.00
05/23/2025	GEN	15824	LANSING CI	CITY OF LANSING	SITE PLAN REVIEW PLEASANT GROVE PROJECT	900.00
05/23/2025	GEN	15825	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES/ POINTE WEST CONDOS/QUIET TIT	2,890.41
05/23/2025	GEN	15826	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL & 912 CH	2,853.58
05/23/2025	GEN	15827	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL-1637 PATTENGILL & 912 CH	2,668.10
05/23/2025	GEN	15828	DAY OF ENT	DAY OF ENTERTAINMENT	PA & MICROPHONE RENTAL/EVENT	125.00
05/23/2025	GEN	15829	GRANGER	GRANGER	DUMPSTER 1715 E KALAMAZOO	164.50
05/23/2025	GEN	15830	HOME	HOME DEPOT CREDIT SERVICES	OFFICE SUPPLIES & FORECLOSURE SUPPLIES	259.17
05/23/2025	GEN	15831	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 123 FERGUSON	17,000.00
05/23/2025	GEN	15832	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 125 FERGUSON	11,000.00
05/23/2025	GEN	15833	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 127 FERGUSON	19,000.00
05/23/2025	GEN	15834	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1316 JEROME	4,000.00
05/23/2025	GEN	15835	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1320 JEROME	8,000.00
05/23/2025	GEN	15836	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS JUNE 2025	7,325.16
05/23/2025	GEN	15837	KELLEY	KELLEY APPRAISAL COMPANY	APPRAISAL 1637 PATTENGILL	500.00
05/23/2025	GEN	15838	KWIK	KWIK REPO INC	CLEAN UP 1423 W MALCOM X	625.00
05/23/2025	GEN	15839	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICE MAY 2025	1,409.00
05/23/2025	GEN	15840	LANE'S	LANE'S REPAIR	APPLIANCE 123 FERGUSON	878.00
05/23/2025	GEN	15841	LANE'S	LANE'S REPAIR	APPLIANCES 123 FERGUSON	3,625.15

05/23/2025	GEN	15842	LANE'S	LANE'S REPAIR	APPLIANCES 125 FERGUSON	4,503.15
05/23/2025	GEN	15843	MAGWV	MAGWV	UPDATE POINTE WEST, GENESEE POINTE,POIN	796.00
05/23/2025	GEN	15844	MCKISSIC	MCKISSIC CONSTRUCTION	LAWN SERVICE APRIL 2025	1,449.00
05/23/2025	GEN	15845	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 5/7/25- 5/10/25	1,088.00
05/23/2025	GEN	15846	MCKIMMY	MELISSA MCKIMMY	APRIL MILEAGE MSHDA CONFERENCE	538.30
05/23/2025	GEN	15847	MCS EXCAVA	MIKE CHILDERS & SONS EXCAVATING	DEMO COMPLETED 5135 BALZER	15,500.00
05/23/2025	GEN	15848	NEILS HEIS	NEILS HEISELT	CONTRACT GARDEN PROJECT5/5/25, 5/16/2025	788.00
05/23/2025	GEN	15849	DBI SMART	SMART BUSINESS SOURCE	OFFICE SUPPLIES	294.05
05/23/2025	GEN	15850	SHERWIN	THE SHERWIN-WILLIAMS CO.	PAINT FOR 1635 PATTENGILL(1637)	51.40
05/23/2025	GEN	15851	VETS	VET'S ACE HARDWARE	GARDEN SUPPLIES	4.99

GEN TOTALS:

Total of 68 Checks:	284,497.96
Less 0 Void Checks:	0.00
Total of 68 Disbursements:	284,497.96

Bank PR PNC PAYROLL CHECKING

05/09/2025	PR	760(E)	ADT	ADT SECURITY SERVICES, INC	SECURITY FOR 3024 TURNER JAN.2025 - APRI	204.12
05/09/2025	PR	761(E)	ADT	ADT SECURITY SERVICES, INC	SECURITY FOR 3024 TURNER APRIL 2025 -JU	220.44
05/09/2025	PR	762(E)	APPLIED	APPLIED IMAGING	COPY CHARGES	176.59
05/09/2025	PR	763(E)	AT&T	AT & T	CELL PHONE DEC 4TH 2024-JAN 3,2025	98.81
05/09/2025	PR	764(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	317.64
05/09/2025	PR	765(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	23.18
05/09/2025	PR	766(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	25.86
05/09/2025	PR	767(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	24.13
05/09/2025	PR	768(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1229 W SAGINAW	27.15
05/09/2025	PR	769(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 416 M M L K JR BLVD	80.42
05/09/2025	PR	770(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 418 M M L K JR BLVD	79.41
05/09/2025	PR	771(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 422 M M L K JR BLVD	81.90
05/09/2025	PR	772(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 424 M M L K JR BLVD	73.17
05/09/2025	PR	773(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES NOV - DEC 2024 1213 W SAGINAW	65.59
05/09/2025	PR	774(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 502 S FAIRVIEW	73.65
05/09/2025	PR	775(E)	PITNEYBOW	PITNEY BOWES INC	MACHINE RENTAL FEB 16 - MAY 15 2025	104.94
05/23/2025	PR	776(E)	AT&T	AT & T	CELL PHONE MAY 4TH-JUNE 3,2025	98.84
05/23/2025	PR	777(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 502 S FAIRVIEW FINAL BILL	131.59
05/23/2025	PR	778(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1217 W MICHIGAN FINAL BILL	69.10
05/23/2025	PR	779(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 123 FERGUSON	83.40
05/23/2025	PR	780(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 125 FERGUSON	102.57
05/23/2025	PR	781(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 127 FERGUSON	68.99
05/23/2025	PR	782(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1316 JEROME	65.70
05/23/2025	PR	783(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1320 JEROME	69.84
05/23/2025	PR	784(E)	COMCAST	COMCAST	INTERNET MAY 20 2025 -JUNE 19 2025	164.90
05/23/2025	PR	785(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 3024 TURNER	58.15
05/23/2025	PR	786(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 123 FERGUSON	50.74
05/23/2025	PR	787(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 502 S FAIRVIEW FINAL BILL	20.64
05/23/2025	PR	788(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 127 FERGUSON	56.97
05/23/2025	PR	789(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 416 N M L K JR BLVD	25.22
05/23/2025	PR	790(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	16.57
05/23/2025	PR	791(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 422 N M L K JR BLVD	17.52
05/23/2025	PR	792(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 424 N M L K JR BLVD	18.48
05/23/2025	PR	793(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	21.06
05/23/2025	PR	794(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	22.04
05/23/2025	PR	795(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1229 W SAGINAW	25.03
05/23/2025	PR	796(E)	PNC	PNC BANK, NA	POR-A-JON,GENESEE CONDOS EIN,EVENT, SUPP	2,327.63

PR TOTALS:

Total of 37 Checks:	5,191.98
Less 0 Void Checks:	0.00
Total of 37 Disbursements:	5,191.98

REPORT TOTALS:

Total of 105 Checks:	289,689.94
Less 0 Void Checks:	0.00
Total of 105 Disbursements:	289,689.94

Communications Narrative / Executive Director's Report

6/9/25

- 1635 Pattengill Ave – 2nd all-electric solar-panel single-family Grand Opening set for July 1st, 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. Three trainees have been hired by construction companies or unions; 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. Therefore, we applied for a grant extension through MSHDA, for another year and further funding. This is a tight turnaround time, because the MSHDA agreement needs to be executed by June 30th. This includes County Commissioners approval through the Committees and the Board of Commissioners.
 - This grant includes not only more funding to further the Emerging Developer Program, but also another Land Bank hands-on training site through the Pathway to Construction Program.
 - Director Case and Brent Forsberg met with 4 Parole Officers and the MI Dept of Corrections on the Pathway to Construction Program. They've never heard of such a program and were very interested in learning more, and ways to get parolees and probationary folks into the program.
- The emerging developer that was contracted to build 2 houses on Chestnut and Cesar E Chavez, has been mailed a certified 10-day notice letter to arrive on Monday, June 9, to complete the project on Chavez. Unfortunately, there is not enough time. Timeframe for grant funds is next year, and currently the Developer is way behind schedule. Still contracted to complete the Chestnut project.
- Land Bank Series 2022 Note (line of credit) is expiring in October 2025, and Land Bank is planning to renew. The current amount is at \$3.7M. Land Bank is bumping that to \$5M, to cover some timing issues and overlapping of grant funds; funds are going out but not being reimbursed as quickly as anticipated. There will be a resolution in the July board meeting, which will need to be signed by the Chair and the Secretary.
- Attended Building Michigan Communities Conference on May 14-15, where Chair Alan Fox and other Land Bankers spoke on a panel titled, Protecting Our Most Vulnerable. The Conference was a really good networking and collaboration event. The Emerging Developer program paid for 10 scholarships, allowing new developers to experience this great conference; all were very happy that they were able to attend and learned so much to use in their businesses and upcoming projects.
- It appears that a couple non-profits are interested in properties of the 2025 tax foreclosures. Therefore, the Land Bank will utilize their first right of refusal option, and may purchase properties to get them back up on the market faster and in the hands of needed families who need housing.
- Working diligently on placing funds in the hands of developers on Land Bank properties to get them built and on the market. This includes non-profits such as Habitat Capital Region, Capital Area Housing Partnership, National Network of Veterans Inc, and for-profit Cooney Homes Inc.
- Insurance process and renewal for 2025-2026 being worked on and sorted through, and executing agreement with MMRMA (Michigan Municipal Risk Management Authority.)