



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, SEPTEMBER 15, 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/82304908348?pwd=VEEwrxnDDBelI0vVyW0NFRCWV0vDfAF.1>

Meeting ID: 823 0490 8348

Passcode: 129379

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 August 18, 2025

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties
 - B. Rex St Proposal from Detrick Taylor
3. Administration
 - A. Accounts Payable – August 2025
 - B. Budget 2026 – proposed / 1st draft
 - C. Communications Narrative / Executive Director's Report
 - D. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
 - Next meeting is the meeting, Monday, October 20, 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



AUGUST 18, 2025 ANNUAL MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

<https://us02web.zoom.us/j/81267318182?pwd=xbBeGlxpgc3oEG7cvG1o39p3FFWIw.1>

Meeting ID: 812 6731 8182

Passcode: 050184

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

CALL TO ORDER

Chairperson Fox called the August 18, 2025 Annual Meeting of the Ingham County Land Bank to order at 4:15 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Sebolt, Van Fossen

Members Absent: Morgan

Others Present: Tim Perrone, David Burns, Roxanne Case

APPROVAL OF THE MINUTES

MINUTES OF JUNE 16, 2025 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

3E. Budget 2025 update (BLUE SHEET)

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. Good support on the Holmes & Pleasant Grove site. See www.LansingGrowthFund.com. Member Rawley Van Fossen asked about the amount of gap hoping to be obtained by the Community Investment Fund. Director Case confirmed approximately \$2M is hoping to be raised/invested. This is new type of project where the Community would be the owner of the project. Commissioner Grebner asked about the former bottling plant site. David Burns stated that the Developer is hoping for legislative funds and the Park's grant. Member Van Fossen asked about the sales of the condos. David Burns stated that we have another pending offer on Saginaw.

2. Residential

A. List of Properties –

Brief discussion. Director Case mentioned that there was an open house on Ferguson and Jerome street properties. Heard there were about 100 people in attendance. Mr. Perrone attended. Mr. Van Fossen spoke. Successful event. Of those 5 houses, 3 have pending offers currently.

Demolitions listed are finishing up haz mat abatement and permits are being pulled. Member Van Fossen asked if we were building on any of the demolition sites immediately. Director Case stated that the property on Allen St is slated for new construction right after completion. Member Van Fossen informed the Land Bank that a demo would not be finalized out, if its left with an open hole. However, if a building permit was applied for and approved, then the process could move from one procedure to the next. (Demolition to new construction.) We have a purchase agreement that we can provide and get the builder to apply for a permit to build.

3. Administration

A. Accounts Payable – June & July 2025

Accepted and on file.

B. Resolution 25-04 to Authorize the Issuance of Series 2025 Note

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

AUGUST 18, 2025 ANNUAL MEETING

RESOLUTION AUTHORIZING
THE ISSUANCE OF SERIES 2025 NOTE

At a special meeting of the Board of Directors of the Ingham County Land Bank Fast Track Authority (the "Board") held on August 18, 2025.

PRESENT: Chairperson Fox, Commissioner Grebner, Member Rawley Van Fossen,
Commissioner Sebolt

ABSENT: Commissioner Morgan

The following resolution was offered by Commissioner Grebner and seconded by Member Rawley Van Fossen.

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Authority") is in need of funds in an amount not to exceed \$5,000,000 to (i) pay at maturity the balance of amounts outstanding pursuant to the Authority's Series 2022 Note originally delivered in the principal amount of \$3,700,000 to PNC Bank, National Association (the "Bank"), as such Series 2022 Note has been amended (the "Prior Note") and (ii) pay the costs of acquiring, developing, improving, using, assembling and disposing of tax-foreclosed and other distressed property, including necessary administrative and operational costs related thereto (together with payment of the Prior Note, the "Project Costs") in accordance with the Land Bank Fast Track Act, Act 258, Public Acts of Michigan, 2003, as amended ("Act 258"), to foster the development of that property and promote economic growth; and

WHEREAS, the Authority is authorized to borrow money and issue its note for such purposes pursuant to section 24 of Act 258; and

WHEREAS, the Authority has received a proposal from the Bank to purchase the Authority's note as hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED by the Board, as follows:

AUGUST 18, 2025 ANNUAL MEETING

1. AUTHORIZATION OF NOTE - PURPOSE. A note in the principal sum of not to exceed Five Million Dollars (\$5,000,000) (the "Note") shall be issued and sold pursuant to the provisions of Act 258 for the purpose of paying Project Costs as authorized by the provisions of Act 258. The Board hereby declares the necessity of the Note for the aforestated purpose.

2. NOTE DETAILS. The Note shall be issued in the form of a single note, designated Note No. 1, in the principal amount of \$5,000,000, or such lesser amount as determined by the Chairperson of the Authority (the "Authorized Officer"), that shall be designated "Series 2025 Note". The Note shall be dated as of the date of its delivery to the Bank and shall bear interest on the outstanding principal amount thereof for each day as shown on the books and records of the Bank from its date of delivery, payable on such date or dates as may be approved by the Authorized Officer. Interest on the Note will be payable at a variable rate reset each day until payment in full of the Note. The variable rate shall be the rate that is equal to the sum of (i) 85 basis points (0.85%), plus (ii) the Daily SOFR Rate (as defined in the Note). The Note shall be sold to the Bank at a price and subject to such other terms as may be approved by the Authorized Officer. The principal of the Note shall be disbursed to the Authority in installments as shown on the books and records of the Bank; provided, however, that (i) no more than one disbursement of principal of the Note shall be made to the Authority within any thirty (30) day period and (ii) the outstanding principal balance of the Note shall not exceed \$5,000,000. The principal of and interest on the Note shall be due in full not more than two (2) years from the date of closing. In the absence of the Authorized Officer, the Secretary of the Authority shall exercise any authority granted to the Authorized Officer as contemplated by and in furtherance of the provisions of this resolution.

3. PAYMENT OF PRINCIPAL AND INTEREST. The principal of and interest on the Note shall be payable in lawful money of the United States. Principal and interest shall be paid when due by check or draft that shall be mailed to the registered owner. In the event that the Bank is the registered owner, such payment also may be made by wire transfer or internal accounting transfer.

AUGUST 18, 2025 ANNUAL MEETING

4. PREPAYMENT OF PRINCIPAL. Principal installments of the Note may be prepaid by the Authority prior to maturity in whole or in part without premium on the first business day of each month upon the terms and conditions set forth in the form of the Note contained in section 7 hereof. Principal installments that have been prepaid shall be noted on books and records of the Bank and such installments no longer shall be considered outstanding; provided, however, that principal installments of the Note that have been prepaid may be disbursed again to the Authority within the limitations set forth in section 2 hereof.

5. SALE OF NOTE-FINANCED FACILITIES. The Authority hereby covenants and agrees that it shall use the proceeds of the sale of each facility financed by proceeds of the Note to make optional redemptions of principal installments of the Note as soon as practicable after the receipt of such sale proceeds in an amount at least equal to the amount of Note proceeds expended on such facility.

6. EXECUTION, AUTHENTICATION AND DELIVERY OF NOTE. The Note shall be executed in the name of the Authority by the manual signatures of the Chairperson and the Secretary. After the Note has been executed, it shall be delivered by the Chairperson or the Treasurer to the Bank upon receipt of the first principal installment of the Note from the Bank. The first and each subsequent principal payment received by the Authority from the Bank, and each payment of principal of the Note by the Authority to the Bank, shall be noted on the books and records of the Bank.

7. FORM OF NOTE. The Note shall be in substantially the following form, with such changes thereto as are approved by the Authorized Officer within the parameters of this resolution:

No. 1

UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF INGHAM

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

SERIES 2025 NOTE

The Ingham County Land Bank Fast Track Authority, County of Ingham, Michigan (the "Authority"), acknowledges itself indebted to, and for value received, hereby promises to pay to PNC

AUGUST 18, 2025 ANNUAL MEETING

Bank, National Association (the “Bank”) the sum of \$5,000,000, or such lesser amount as shown on the books and records of the Bank, payable on [month and day], 2027 (the “Expiration Date”), together with interest on such principal sum from time to time outstanding for each day from the date each principal payment is received by the Authority as set forth on the books and records of the Bank. Principal and interest shall be payable in lawful money of the United States of America and shall be paid by wire transfer or internal accounting transfer, or such other method as agreed to by the Authority and the Bank. Principal and interest are payable in lawful money of the United States of America.

Interest on this note will be payable at a Variable Rate (as described below) reset each Business Day (as defined below) until payment in full of this note. The Variable Rate shall be determined on each reset day and shall be the rate that is equal to the sum of (i) 85 basis points (0.85%), plus (ii) Daily SOFR (as defined below). Accrued interest will be due and payable on the first Business Day of each month, beginning with the payment due on November 1, 2025. In no event will the effective rate of interest hereunder, inclusive of all fees, charges, and other amounts that are treated as interest under applicable law, exceed the Maximum Rate (as defined below).

Unused Commitment Fee. Beginning on the last day of the calendar quarter after the date of this Note and continuing on the last day of each calendar quarter thereafter until the Expiration Date, the Authority shall pay an unused commitment fee (the “Unused Fee”) to the Bank, in arrears, at the rate of 15 basis points (0.15%) per annum on the daily balance under this Note which is undisbursed and uncanceled on each day during the preceding quarter. The Unused Fee shall be computed on the basis of a year of 360 days and paid on the actual number of days elapsed. The Authority hereby authorizes and directs the Bank to charge the Authority’s deposit account with the Bank for each Unused Fee on or after the date it is due.

As used herein: “**Alternate Rate**” means the sum of (A) the Base Rate plus (B) 100 basis points (1.00%).

“**Base Rate**” means the higher of (A) the Prime Rate, and (B) the sum of the Overnight Bank Funding Rate plus 50 basis points (0.50%); provided, however, if the Base Rate as determined above would be less than zero, then such rate shall be deemed to be zero. If and when the Base Rate as determined above changes, the rate of interest with respect to any amounts hereunder to which the Base Rate applies will change automatically without notice to the Authority, effective on the date of any such change.

“**Benchmark**” means, at any time, any interest rate index then used in the determination of an interest rate under the terms of this Note. Once a Benchmark Replacement becomes effective under this Note, it is a Benchmark. The initial Benchmark under this Note is Daily SOFR.

“**Benchmark Replacement**” means, for any Benchmark, the sum of (a) an alternate benchmark rate and (b) an adjustment (which may be a positive or negative value or zero), in each case that has been selected by the Bank as the replacement for such Benchmark giving due consideration to any evolving or then-prevailing market convention, including any applicable recommendations made by the official sector or any official sector-sponsored committee or working group, for U.S. dollar-denominated credit facilities at such time; provided that, if the Benchmark Replacement as determined pursuant to the foregoing would be less than the Floor, the Benchmark Replacement will be deemed to be the Floor for the purposes of this Note.

“**Benchmark Transition Event**” means a public statement or publication by or on behalf of the administrator of a Benchmark, the regulatory supervisor of such administrator, the Board of Governors of the Federal Reserve System, NYFRB, an insolvency official or resolution authority with jurisdiction over the administrator for such Benchmark or a court or an entity with similar insolvency or resolution authority over the administrator for such Benchmark, announcing or stating that (a) such administrator has ceased or will cease to provide such Benchmark permanently or indefinitely, provided that at the

time of such statement or publication there is no successor administrator that will continue to provide such Benchmark or (b) such Benchmark is or will no longer be representative.

“Business Day” means any day other than (A) a Saturday or Sunday or (B) a legal holiday on which commercial banks are authorized or required by law to be closed for business in Pittsburgh, Pennsylvania; provided that, when used in connection with an amount that bears interest at a rate based on SOFR or any direct or indirect calculation or determination involving SOFR, the term “Business Day” means any such day that is also a U.S. Government Securities Business Day.

“Daily Simple SOFR” means, for any day (a **“SOFR Rate Day”**), the interest rate per annum determined by the Bank by dividing (the resulting quotient rounded upwards, at the Bank’s discretion, to the nearest 1/100th of 1%) (A) SOFR for the day (the **“SOFR Determination Date”**) that is 2 Business Days prior to (i) such SOFR Rate Day if such SOFR Rate Day is a Business Day or (ii) the Business Day immediately preceding such SOFR Rate Day if such SOFR Rate Day is not a Business Day, by (B) a number equal to 1.00 minus the SOFR Reserve Percentage, in each case, as such SOFR is published by the NYFRB (or a successor administrator of the secured overnight financing rate) on the website of the NYFRB, currently at <http://www.newyorkfed.org>, or any successor source identified by the NYFRB or its successor administrator for the secured overnight financing rate from time to time. If Daily Simple SOFR as determined above would be less than the Floor, then Daily Simple SOFR shall be deemed to be the Floor. If SOFR for any SOFR Determination Date has not been published or replaced with a Benchmark Replacement by 5:00 p.m. (Pittsburgh, Pennsylvania time) on the second Business Day immediately following such SOFR Determination Date, then SOFR for such SOFR Determination Date will be SOFR for the first Business Day preceding such SOFR Determination Date for which SOFR was published in accordance with the definition of “SOFR”; provided that SOFR determined pursuant to this sentence shall be used for purposes of calculating Daily Simple SOFR for no more than 3 consecutive SOFR Rate Days. If and when Daily Simple SOFR as determined above changes, any applicable rate of interest based on Daily Simple SOFR will change automatically without notice to the Authority, effective on the date of any such change.

“Daily SOFR” means Daily Simple SOFR.

“Default Rate” means the rate per annum equal to the greatest of (A) the Prime Rate plus 3%; (B) the Overnight Bank Funding Rate plus 3.5%; and (9%); provided that such amount shall not exceed the Maximum Rate.

“Floor” means a rate of interest per annum equal to zero.

“Maximum Rate” means the maximum rate of interest allowed by applicable law.

“NYFRB” means the Federal Reserve Bank of New York.

“Overnight Bank Funding Rate” means, for any day, the rate comprised of both overnight federal funds and overnight Eurocurrency borrowings by U.S.-managed banking offices of depository institutions, as such composite rate shall be determined by the NYFRB, as set forth on its public website from time to time, and as published on the next succeeding Business Day as the overnight bank funding rate by the NYFRB (or by such other recognized electronic source (such as Bloomberg) selected by the Bank for the purpose of displaying such rate); provided, that if such day is not a Business Day, the Overnight Bank Funding Rate for such day shall be such rate on the immediately preceding Business Day; provided, further, that if such rate shall at any time, for any reason, no longer exist, a comparable replacement rate determined by the Bank at such time (which determination shall be conclusive absent manifest error). If the Overnight Bank Funding Rate determined as above would be less than zero, then such rate shall be deemed to be zero. The rate of interest charged shall be adjusted as of each Business Day based on changes in the Overnight Bank Funding Rate without notice to the Authority.

"Prime Rate" means the rate publicly announced by the Bank from time to time as its prime rate. The Prime Rate is determined from time to time by the Bank as a means of pricing some loans to its borrowers. The Prime Rate is not tied to any external rate of interest or index and does not necessarily reflect the lowest rate of interest actually charged by the Bank to any particular class or category of customers.

"SOFR" means a rate equal to the secured overnight financing rate as administered by the NYFRB (or a successor administrator of the secured overnight financing rate).

"SOFR Reserve Percentage" means, for any day, the maximum effective percentage in effect on such day, if any, as prescribed by the Board of Governors of the Federal Reserve System (or any successor) for determining the reserve requirements (including, without limitation, supplemental, marginal and emergency reserve requirements) with respect to SOFR funding.

"Term SOFR Administrator" means CME Group Benchmark Administration Limited (CBA) (or a successor administrator of the Term SOFR Reference Rate selected by the Bank in its reasonable discretion).

"Term SOFR Reference Rate" means the forward-looking term rate based on SOFR.

"U.S. Government Securities Business Day" means any day except for (A) a Saturday or Sunday or (B) a day on which the Securities Industry and Financial Markets Association recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in United States government securities.

Interest hereon shall be calculated on the basis of the actual number of days elapsed and a 360-day year.

The principal of this note shall be disbursed to the Authority in installments as shown on the books and records of the Bank; provided, however, that (i) no more than one disbursement shall be made within any thirty (30) day period and (ii) the outstanding principal balance of the Note shall not exceed \$5,000,000.

This note is issued by the Authority under and pursuant to and in full conformity with the Constitution and statutes of Michigan (especially Section 24 of Act No. 258, Public Acts of Michigan, 2003) and a note authorizing resolution (the "Resolution") of the Board of Directors of the Authority to (i) pay at maturity the balance of amounts outstanding pursuant to the Authority's Series 2022 Note originally delivered in the principal amount of \$3,700,000 the Bank, as such Series 2022 Note has been amended, and (ii) pay the costs of acquiring, developing, improving, using, assembling and disposing of tax-foreclosed and other distressed property, including necessary administrative and operational costs related thereto. This note is issued in anticipation of and is payable from and secured by the net revenues of the Authority (the "Net Revenues"). The Resolution has created a lien on the Net Revenues that shall be a statutory lien as provided in the Resolution. This note is of equal standing and parity of lien with any additional notes of the Authority hereafter issued as to the Net Revenues. As additional security, the County of Ingham (the "County") has pledged its full faith and credit to the prompt payment of the principal of and interest on this note. In the event and to the extent that the Net Revenues are not sufficient to pay the principal of and interest on this note, such principal and interest are payable as a first budget obligation of the County from its general funds. The ability of the County to raise such funds is subject to applicable constitutional and statutory limitations on the taxing power of the County.

The Authority has reserved the right to issue additional notes of equal standing and parity of lien with this note as to the Net Revenues upon such terms as the Authority may determine.

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This note is subject to prepayment prior to maturity, in whole or in part, on the first Business Day of each month at the option of the Authority, upon at least 14 days notice to the holder hereof, at a prepayment price equal to the principal amount to be prepaid plus accrued interest to the prepayment date. Principal of this note that has been prepaid shall be noted on the books and records of the Bank and no longer shall be considered outstanding; provided, however, that such principal may be disbursed again to the Authority within the limitations set forth in this note.

Conforming Changes; Benchmark Replacement Provisions. The Bank shall have the right to make any technical, administrative or operational changes from time to time that the Bank decides may be appropriate to reflect the adoption and implementation of SOFR or any other Benchmark (as defined below) or to permit the use and administration thereof by the Bank in a manner substantially consistent with market practice or in such other manner as the Bank decides is reasonably necessary. Notwithstanding anything to the contrary herein or in any other Note Document, any amendments implementing such technical, administrative or operational changes will become effective without any further action or consent of the Authority. The Bank shall provide notice to the Authority of any such amendment reasonably promptly after such amendment becomes effective.

If the applicable rate under this Note is based on a Benchmark and the Bank determines (which determination shall be final and conclusive) that (A) such Benchmark cannot be determined pursuant to its definition other than as a result of a Benchmark Transition Event (as defined below), or (B) any enactment, promulgation or adoption of or any change in any applicable law, rule or regulation, or any change in the interpretation or administration thereof by a governmental authority, central bank or comparable agency charged with the interpretation or administration thereof, or compliance by the Bank with any guideline, request or directive (whether or not having the force of law) of any such authority, central bank or comparable agency shall make it unlawful or impracticable for the Bank to make or maintain or fund loans based on that Benchmark, then the Bank shall give notice thereof to the Authority. Thereafter, until the Bank notifies the Authority that the circumstances giving rise to such determination no longer exist, the interest rate on all amounts outstanding under this Note shall be the Alternate Rate.

Notwithstanding anything to the contrary herein or in any other Note Document, if the Bank determines (which determination shall be final and conclusive) that a Benchmark Transition Event has occurred with respect to a Benchmark, the Bank may amend this Note to replace such Benchmark with a Benchmark Replacement (as defined below); and any such amendment shall be in writing, shall specify the date that the Benchmark Replacement is effective and will not require any further action or consent of the Authority. Until the Benchmark Replacement is effective, amounts bearing interest with reference to a Benchmark will continue to bear interest with reference to such Benchmark as long as such Benchmark is available, and otherwise such amounts automatically will bear interest at the Alternate Rate.

It is hereby certified, recited and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this note, existed, have happened and have been performed in due time, form and manner as required by law, and that the total indebtedness of the Authority, including this note, does not exceed any constitutional or statutory limitation.

IN WITNESS WHEREOF, the Ingham County Land Bank Fast Track Authority, County of Ingham, Michigan, has caused this note to be executed in its name by the manual signatures of its Chairperson and its Secretary as of this [date] day of [month], 2027.

INGHAM COUNTY LAND BANK FAST TRACK
AUTHORITY

By: _____
Chairperson Alan Fox

And: _____
Secretary Ryan Sebolt

[END OF NOTE FORM]

8. SECURITY. The principal of and interest on the Note shall be payable from and are secured by the net revenues of the Authority (the "Net Revenues"), and there is hereby created a lien on the Net Revenues, which lien shall be a statutory lien on the Net Revenues. The Note is of equal standing and parity of lien with any additional notes of the Authority hereafter issued as to the Net Revenues. As additional security, the County of Ingham (the "County") is expected to pledge its full faith and credit to the prompt payment of the principal of and interest on the Note. In the event and to the extent that the Net Revenues are not sufficient to pay the principal of and interest on the Note, such principal and interest will be payable as a first budget obligation of the County from its general funds. The ability of the County to raise such funds will be subject to applicable constitutional and statutory limitations on the taxing power of the County. The Authority hereby reserves the right to issue notes of equal standing and parity of lien with the Note as to the Net Revenues upon such terms as the Authority may determine.

9. USE OF NOTE PROCEEDS; PROJECT FUND. Proceeds of the sale of the Note as received from time to time shall be used to pay the Prior Note at maturity and the remainder shall be set aside in a project fund and used to pay Project Costs. Any such proceeds and investment earnings thereon remaining in the project fund at the time of maturity of the Note may be used to pay principal of and interest on the Note.

10. SALE, ISSUANCE, DELIVERY AND TRANSFER OF THE NOTE. The Chairperson, the Secretary, the Treasurer and the other officers, agents and employees of the Authority are authorized to

AUGUST 18, 2025 ANNUAL MEETING

execute such documents and certificates and to take all other actions necessary and convenient to facilitate the sale and delivery of the Note.

11. CONFLICTING RESOLUTIONS. All resolutions and parts of resolutions insofar as they may be in conflict herewith are hereby rescinded.

YEAS: Chairperson Fox, Commissioner Grebner, Member Rawley Van Fossen,
Commissioner Sebolt

NAYS: None

ABSENT: Commissioner Morgan

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Board of Directors of the Ingham County Land Bank Fast Track Authority at a special meeting held on August 18, 2025, and that the resolution has been recorded in the minutes of the Board of Directors. I further certify that notice of said meeting was given in compliance with the Open Meetings Act, MCL 15.261 *et. seq.*, including posting of notice of the meeting at least 18 hours before the meeting in accordance with MCL 15.265.

Secretary Ryan Sebolt
Ingham County Land Bank Fast Track Authority

Commissioner Grebner asked why the increase in the amount of the Note to \$5M. Director Case stated that the Land Bank has approximately \$6M in grants currently, and there is a lag time between the monies being spent and the fund being reimbursed. The timing is on the edge, and the Land Bank doesn't want to be stuck not being able to cover grant costs and expenses.

C. Communications Narrative / Executive Director's Report

Brief discussion. Land Bank planning to participate in the Silver Bells in the City parade. Member Van Fossen asked about the Emerging Developer and the LEDC SEED Academy and how they compare. Director Case stated that the Land Bank recently met with LEDC and LEAP in regards to how we can work together and not in silos. Although, LEDC concentrates on the City of Lansing, and LEAP concentrates on the tri-county area, where the Land Bank works in Ingham County, there must be a way to work together to obtain and request funds as a group rather than separate asks. These funds would be planned and applied proportionately to each of the entities but still working together as a whole. We need to work off each other strengths and take advantage as a cooperative collaboration and partnership.

D. Legal

Mr. Tim Perrone stated that he was waiting on instructions for properties on quiet title action. Director Case stated that the titles needed to be transferred to the Land Bank before we could start the process, and that hasn't happened yet. It will probably be a few more weeks before this will occur. Also, Mr. Perrone stated that the County has a ARPA contract with CACS for homeowner repairs, but the money isn't moving fast enough and the ARPA deadline is coming up fast. So, the County Board has added the Land Bank as a party to that agreement. A waiver has to be completed for Conflict of Interest, and there's a new procedure for the waiver of conflict and so that form is waiting to be signed by the County at this point.

E. Budget 2025 update thru June 2025 (first 6 months)

This is a BLUE SHEET and an addition to the agenda. Director Case stated that at the end of June, the Land Bank's budget is a little off in the bottom number, but that is all due to timing. If reimbursements and sales were tracking, we would be at a breakeven.

4. Limited public comment

None

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5. Announcements, Comments, or other Questions

None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 4:39pm.

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

Commercial / Multi-Family Properties - Sale Status Report

9/9/2025

	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 the Land Bank have been meeting and working together to develop this property in phases. First phase will be a 3-story mixed-use building containing 30 apartments and 5200 sq. ft. of commercial space. LAFCU will use most of the commercial space for a branch location and a separate community room to be used by their foundation. Financial literacy, employment training and other community supportive services will be their focus. The project will utilize limited debt financing, Brownfield / TIF incentives, a legislative grant, and a unique community trust to cover all project costs. 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 hearing has happened. Brownfield plan was approved by City Council on August 11. Goal is for a construction start by mid-November 2025. The site for Phase 1 was split from the was split from the whole parcel 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. Community Trust investment information can be found at the following website: www.LansingGrowthFund.com

	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	Released an RFP August 20 with responses due October 8th. hoping 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 92 unit apartment 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. Our RFP will be released without market evaluation and other expensive reports we originally considered providing.
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 33-01-01-31-126-291 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. Zoning allows one house per lot unless rezoned. Rezoning is unlikely. A Planned Unit Development is best chance for developing this property with more than 2 homes. 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. Rezoning required for this use and its unlikely to be approved.

	Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
11	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	Project is complete and has all approvals and permits. One unit sold, one pending offer. Price reduced from 160k to 155k. Current HOA includes David Burns, Roxanne Case, and Tim Perrone, and will run the HOA until 3 units are sold. Then HOA will transfer to the co-owners. 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.
12	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	Project is completed and has all approvals and permits. One unit sold. HOA is set up with same members as above, bank account set up. Land Bank is paying HOA fees on units not sold.
13	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. Both projects are under construction. 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 completion by spring of 2026. Each site is moving along nicely after some minor complications with utility permits on both sites and a few minor grading plan issues on the 400 block site.
14	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

8/31/2025

August 2025 Sales

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-17-231-004	424 N MLK Jr Blvd	Lansing	Residential Improved	\$150,000	8/8/25
33-01-01-21-431-065	Bailey St (1530)	Lansing	Residential Vacant	\$2,500	8/11/25
33-01-01-31-253-161	Ingham St	Lansing	Residential Vacant	\$2,500	8/11/25
33-01-01-31-402-069	Ingham St	Lansing	Residential Vacant	\$5,425	8/11/25
33-01-01-31-402-070	Ingham St	Lansing	Residential Vacant	\$5,425	8/11/25
33-01-01-31-451-013	Ballard Rd	Lansing	Residential Vacant	\$8,000	8/11/25

Residential Properties - in progress

Parcel #	Address	Project type / Notes
33-01-01-09-354-041/051	(910) N Chestnut St	New Construction -- foundation installation issues. Working through a solution.
33-01-01-10-326-551/561	1110 E Cesar E Chavez	Working w/new contractor to purchase property and build.
33-01-01-32-176-361	(1727) Hillcrest St	New Construction - a 2nd <i>Pathway to Construction</i> workforce training project.
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. Grand Opening event on 7/1/25. Closing 9/2/25
33-01-01-15-258-151	123 Ferguson St	Completed. Grand Opening 8/7/25, 4-6pm.
33-01-01-15-258-161	125 Ferguson St	Completed. Grand Opening 8/7/25, 4-6pm.
33-01-01-15-258-171	127 Ferguson St	Completed. Grand Opening 8/7/25, 4-6pm.
33-01-01-15-258-181	1320 Jerome St	Completed. Grand Opening 8/7/25, 4-6pm.
33-01-01-15-258-191	1316 Jerome St	Completed. Grand Opening 8/7/25, 4-6pm.
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	Reimbursement received.
33-01-01-08-426-021	1210 N MLK Jr Blvd	Contractor pulling permits. Delayed. Starting soon, if not already.
33-01-01-14-310-061	323 S Hayford Ave	Contractor pulling permits. Delayed. Starting soon, if not already.
33-01-01-14-380-141	642 S Francis Ave	Contractor pulling permits. Delayed. Starting soon, if not already.
33-01-01-15-426-351	122 Allen St	Contractor and builder pulling permits. Delayed. Starting soon, if not already.
33-01-01-32-151-001	2131 Pleasant View Ave	Contractor pulling permits. Delayed. Starting soon, if not already.

Project Proposal

Property Enhancement for Parcel **33-01-01-34-229-045** (Rex St, Lansing, MI)

I am submitting this proposal to express my intent to improve the vacant lot located at Rex Street, Lansing, MI (Parcel 33-01-01-34-229-045). My goal is to enhance the property's usability and contribute positively to the surrounding neighborhood through the construction of a detached 2-car garage and a privacy fence.

Project Goals

Garage Construction

Build a detached, pole barn-style 2-car garage on the west side of the lot. The garage will:

Match the aesthetic of surrounding homes

- Be placed level with the house and neighboring properties.
- Serve as secure vehicle storage and workspace.

Privacy Fence Installation

Construct a 6-foot privacy fence to:

- Improve property security and visual appeal.
- Enhance privacy for both my household and adjacent properties.
- Connect the garage to the house and enclose the backyard, while leaving the front yard open and respecting existing neighbor structures.

Neighborhood Improvement

These upgrades will increase the property's functionality and aesthetic value, contributing to the overall appeal of the neighborhood.

I am committed to maintaining and investing in Lansing. These improvements reflect my dedication to responsible property ownership and community development

Budget & Timeline

Garage Budget: \$12,000 (pole barn kit and materials)

Fence Budget: DIY build with phased material purchases

Driveway Budget: Gravel and leveling tools (DIY)

Timeline: Construction to begin upon approval and completion of lot acquisition, with phased implementation over the next 6–12 months

I am available to answer any questions or provide additional documentation as needed.

Phone: (517)-643-7668

Email: Detrickt2103@gmail.com

08/31/2025

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 08/01/2025 - 08/31/2025

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
08/01/2025	GEN	15995	ABSOLUTE S	ABSOLUTE SOLAR	SOLAR PANEL 1635 PATTENGILL	2,015.50
08/01/2025	GEN	15996	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	RENOVATIONS 912 N CHESTNUT (910)	6,303.00
08/01/2025	GEN	15997	ALL STAR	ALL STAR SNOW REMOVAL	LAWN SERVICE JUNE 2025	5,376.00
08/01/2025	GEN	15998	APPLIED	APPLIED IMAGING	COPY CHARGES	176.59
08/01/2025	GEN	15999	BWL	BOARD OF WATER & LIGHT	UTILITIES 2107 REO FINAL BILL	149.66
08/01/2025	GEN	16000	LESLIE	CITY OF LESLIE	MOWING 7/09/2025 112 WOODWORTH	125.00
08/01/2025	GEN	16001	LESLIE	CITY OF LESLIE	MOWING 7/21/2025 112 WOODWORTH	125.00
08/01/2025	GEN	16002	CONSUMERS	CONSUMERS ENERGY	UTILITIES 2107 REO	15.26
08/01/2025	GEN	16003	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	JANITORIAL SERVICES 7/2025	290.00
08/01/2025	GEN	16004	FLOORING	FLOORING AMERICA CARPET STUDIO	STAIRWAY CARPETING TO BASEMNT 1637 PATTE	663.30
08/01/2025	GEN	16005	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 123 FERGUSON FINAL DRAW	950.00
08/01/2025	GEN	16006	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 125 FERGUSON	2,990.00
08/01/2025	GEN	16007	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 127 FERGUSON	990.00
08/01/2025	GEN	16008	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1316 JEROME	10,020.00
08/01/2025	GEN	16009	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1320 JEROME	7,970.00
08/01/2025	GEN	16010	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE EAST CONDOS	25,000.00
08/01/2025	GEN	16011	J & J HARD	J & J HARDWOODS, INC.	TREE, BRUSH REMOVAL 239 S MIFFLIN	2,500.00
08/01/2025	GEN	16012	RHODE	JILL RHODE C.P.A.	ACCOUNTING SERVICE 7/25	1,800.00
08/01/2025	GEN	16013	KEBS	KEBS, INC.	LOT SURVEY 112 WOODWORTH	5,200.00
08/01/2025	GEN	16014	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICES 7/11 & 7/23	3,240.00
08/01/2025	GEN	16015	MCKISSIC	MCKISSIC CONSTRUCTION	LAWN SERVICE 6/18,6/28,7/8&7/18	5,908.00
08/01/2025	GEN	16016	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 07/14-7/28	892.00
08/01/2025	GEN	16017	NEDERVELD	NEDERVELD, INC	CONTRACT SERVICE 2130 W HOLMES THRU 7/15	1,810.18
08/01/2025	GEN	16018	NEILS HEIS	NEILS HEISELT	CONTRACT GARDEN PROJECT 7/15 - 7/25	436.00
08/01/2025	GEN	16019	NAC MICH	NEW AMERICAN CITY, LLC	CONTRACT SERVICES JULY 2130 HOLMES RD	750.00
08/01/2025	GEN	16020	NAC MICH	NEW AMERICAN CITY, LLC	CONTRACT SERVICES MAY & JUNE 2130 HOLMES	1,500.00
08/01/2025	GEN	16021	ROBINSON F	ROBINSON FARMS	GARDEN STRAW BALES	350.00
08/01/2025	GEN	16022	EATON ROXY	ROXY EATON	SUPPLIES FOR ED. EVENT HELD ON 7/23/25	29.15
08/01/2025	GEN	16023	DBI SMART	SMART BUSINESS SOURCE	OFFICE SUPPLIES	85.06
08/01/2025	GEN	16024	WALKOWICZ	WALKOWICZ CONSULTING ENGINEERS	FOUNDATION ALIGNMENT 912 CHESTNUT	1,520.00
08/01/2025	GEN	16025	WMGB	WMGB HOME IMPROVEMENT	GLASS BLOCK WINDOWS DEPOIST 1705 MAISONE	574.92
08/15/2025	GEN	16026	A-1 MECHAN	A-1 MECHANICAL HEATING COOLING LLC	HVAC HEAT PUMP 1637 PATTENGILL	2,200.00
08/15/2025	GEN	16027	BRENT FORS	BRENT FORSBERG	CONSULTING SERVICES HOLMES & PLEASANT GR	10,000.00
08/15/2025	GEN	16028	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1637 PATTENGILL	715.00
08/15/2025	GEN	16029	LANSING CI	CITY OF LANSING	GRASS AND WEED LATHROP	440.00
08/15/2025	GEN	16030	LANSING CI	CITY OF LANSING	GRASS AND WEED 538 ISBELL	440.00
08/15/2025	GEN	16031	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES/ QUIET TITLE AGREEMENT WITH AGA	2,559.52
08/15/2025	GEN	16032	COLLIERS	COLLIERS ENGINEERING & DESIGN	PROFESSIONAL SERVICES HOLMES & PLEASANT	24,670.00
08/15/2025	GEN	16033	CROWDFUND	CROWDFUND BETTER	HOLMES & PLEASANT GROVE LANDING PAGE	2,000.00
08/15/2025	GEN	16034	CUSTOM HOM	CUSTOM HOME ENERGY SERVICES	HOME ENERGY RATING 1635 PATTENGILL	750.00
08/15/2025	GEN	16035	GOOD FRUIT	GOOD FRUIT VIDEO	VIDEO PRODUCTION	2,000.00
08/15/2025	GEN	16036	GRANGER	GRANGER	DUMPSTER 1715 E KALAMAZOO	164.50
08/15/2025	GEN	16037	HOME	HOME DEPOT CREDIT SERVICES	BLDG SUPPLIES 1635 PATTENGILL	2.54
08/15/2025	GEN	16038	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE EAST CONDOS	98,462.00
08/15/2025	GEN	16039	KEBS	KEBS, INC.	LOT SURVEY AND DRAWINGS 112 WOODWORTH	800.00
08/15/2025	GEN	16040	KWIK	KWIK REPO INC	CLEAN UP 3100 INGHAM	2,250.00
08/15/2025	GEN	16041	KWIK	KWIK REPO INC	CLEAN UP 1318 CENTER ST	5,150.00
08/15/2025	GEN	16042	KWIK	KWIK REPO INC	CLEAN UP 1022 S GRAND	1,650.00
08/15/2025	GEN	16043	LABOR COMP	LABOR COMPLIANCE SERVICES LLC	SPARROW, CHESTNUT AND REO PROPERTIES/SIT	1,251.66
08/15/2025	GEN	16044	LANE'S	LANE'S REPAIR	APPLIANCES 1316 JEROME	848.00
08/15/2025	GEN	16045	LANE'S	LANE'S REPAIR	APPLIANCES 127 FERGUSON	4,473.15
08/15/2025	GEN	16046	LANE'S	LANE'S REPAIR	APPLIANCES 1320 JEROME	4,603.15
08/15/2025	GEN	16047	MCKISSIC	MCKISSIC CONSTRUCTION	LAWN SERVICE 7/28	1,511.00
08/15/2025	GEN	16048	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 07/28 - 8/8	1,064.00
08/15/2025	GEN	16049	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	GARDEN & VEHICLE FUEL	372.82
08/15/2025	GEN	16050	MIPL	MICHIGAN PLUMBING	CLEAN MAIN LINE - 818 N FAIRVIEW	481.00
08/15/2025	GEN	16051	NC3	NATIONAL COALITION FOR COMM CAPITAL	CONSULTING SERVICES 2130 HOLMES & PLEASA	971.56

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
08/15/2025	GEN	16052	NEILS HEIS	NEILS HEISELT	CONTRACT GARDEN PROJECT 7/29 - 8/11	808.00
08/15/2025	GEN	16053	NAC MICH	NEW AMERICAN CITY, LLC	CONTRACT SERVICES 2130 HOLMES RD	3,500.00
08/15/2025	GEN	16054	PATHLIGHT	PATHLIGHT LAW, INC	CONTRACT SERVICES 2130 HOLMES	2,551.50
08/15/2025	GEN	16055	PRECISION	PRECISION PIPING LLC	PLUMBING 1635 PATTENGILL	15,800.00
08/15/2025	GEN	16056	RED CEDAR	RED CEDAR CONSULTING, LLC	PRE-DEMO/POST-ABATEMENT CLEARANCE INSPEC	300.00
08/15/2025	GEN	16057	RED CEDAR	RED CEDAR CONSULTING, LLC	PRE-DEMO/POST-ABATEMNT CLEARANCE INSPEC	300.00
08/15/2025	GEN	16058	RED CEDAR	RED CEDAR CONSULTING, LLC	PRE-DEMO/POST-ABATEMNT CLEARANCE INSPEC	300.00
08/15/2025	GEN	16059	RED CEDAR	RED CEDAR CONSULTING, LLC	PRE-DEMO/POST-ABATEMNT CLEARANCE INSPEC	300.00
08/15/2025	GEN	16060	REHMANN	REHMANN ROBSON	ENERGY CREDIT ANALYSIS PREP. POINTE WEST	1,000.00
08/15/2025	GEN	16061	ROBIN	ROBIN WRIGHT	ACCT PAYABLE SERVICE 7/25	693.00
08/15/2025	GEN	16062	ROSE	ROSE PEST SOLUTIONS	TERMITE RENEWAL AGREEMENT 2026	244.00
08/15/2025	GEN	16063	CASE	ROXANNE CASE	MILEAGE JULY	100.10
08/15/2025	GEN	16064	FOUR	SCHUMACHER'S FOUR SEASONS	LAWN SERVICE JULY 2025	5,124.00
08/15/2025	GEN	16065	TRITERRA	TRITERRA	ACT 381 WORK PLAN, & BROWNFIELD PLAN 213	5,606.10
08/15/2025	GEN	16066	VERLINDE	VERLINDE CONSTRUCTION	EXCAVATION SERVICES 1110 E CESAR CHAVEZ	6,500.00
08/15/2025	GEN	16067	GRACIA-WIN	VERONICA GRACIA-WING, LLC	COMMUNICATIONS SUPPORT JULY 2025 FOOD &	625.46
08/15/2025	GEN	16068	VETS	VET'S ACE HARDWARE	GARDEN SUPPLIES	30.36
08/29/2025	GEN	16069	ALL STAR	ALL STAR SNOW REMOVAL	LAWN SERVICE JULY 2025	5,310.00
08/29/2025	GEN	16070	ANTROY NAT	ANTROY NATHAN	DEPOSIT REFUND 323 S HAYFORD	100.00
08/29/2025	GEN	16071	APPLIED	APPLIED IMAGING	COPY CHARGES/2025 SUMMER PROP TAXES	249.14
08/29/2025	GEN	16072	BRENT FORS	BRENT FORSBERG	CONSULTING SERVICES HOLMES & PLEASANT GR	10,106.53
08/29/2025	GEN	16073	CITY PULSE	CITY PULSE	RFP LESLIE RACE ST	52.54
08/29/2025	GEN	16074	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES/ GENESEE WEST CONDO/EMDEV/16	661.45
08/29/2025	GEN	16075	BURNS	DAVID BURNS	MILEAGE JUNE & JULY 2025/ PARKING	141.35
08/29/2025	GEN	16076	EDEN	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES SEPT-25	1,080.00
08/29/2025	GEN	16077	GENESEE PT	GENESEE POINTE CONDOMINIUM ASSOC	HOA AUG/SEPT	1,155.00
08/29/2025	GEN	16078	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS SEPT 2025	7,325.16
08/29/2025	GEN	16079	INGHAM	INGHAM COUNTY TREASURER	TAX SETTLEMENT CORRECTION	72,431.11
08/29/2025	GEN	16080	J & J HARD	J & J HARDWOODS, INC.	TREE, BRUSH REMOVAL GREEN RD	1,440.00
08/29/2025	GEN	16081	RHODE	JILL RHODE C.P.A.	ACCOUNTING SERVICE 8/25	1,800.00
08/29/2025	GEN	16082	KWIK	KWIK REPO INC	CLEAN UP 1836 OLD OAKLAND	10,685.00
08/29/2025	GEN	16083	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICES 8/15 & 8/24	3,396.00
08/29/2025	GEN	16084	LANSING TR	LANSING CITY TREASURER	2025 SUMMER TAXES 1239 CLIMAX ST	2,923.36
08/29/2025	GEN	16085	LANSING TR	LANSING CITY TREASURER	2025 SUMMER TAXES 1814 BAILEY	1,282.19
08/29/2025	GEN	16086	LANSING TR	LANSING CITY TREASURER	2025 SUMMER TAXES 1006 PARKER ST	1,810.71
08/29/2025	GEN	16087	LANSING TR	LANSING CITY TREASURER	2025 SUMMER TAXES 1721 DREXEL	2,360.80
08/29/2025	GEN	16088	LANSING TR	LANSING CITY TREASURER	2025 SUMMER TAXES 209 SHEPARD	1,640.58
08/29/2025	GEN	16089	LEDC	LANSING ECONOMIC DEVELOPMENT CORP	BROWNFIELD PLAN & ADMIN FEE HOLMES/PLEAS	2,500.00
08/29/2025	GEN	16090	MCKISSIC	MCKISSIC CONSTRUCTION	LAWN SERVICE 8/01-8/14	2,988.00
08/29/2025	GEN	16091	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 08/11 - 8/22	876.00
08/29/2025	GEN	16092	NEILS HEIS	NEILS HEISELT	CONTRACT GARDEN PROJECT 8/12 - 8/22	808.00
08/29/2025	GEN	16093	POINTE WES	POINTE WEST ASSOCIATION	POINTE WEST ASSOC FEES W SAGINAW AUG & S	1,320.00
08/29/2025	GEN	16094	EATON ROXY	ROXY EATON	MILEAGE JULY 2025	39.76
08/29/2025	GEN	16095	VETS	VET'S ACE HARDWARE	OFFICE SUPPLIES	30.97
08/29/2025	GEN	16096	WMGB	WMGB HOME IMPROVEMENT	GLASS BLOCK WINDOWS DEPOSIT 1754 MAISONNE	574.92
08/29/2025	GEN	16097	WMGB	WMGB HOME IMPROVEMENT	GLASS BLOCK WINDOWS FINAL 1705 MAISONNETT	574.92
08/29/2025	GEN	16098	SILICON PR	SILICON PRAIRE HOLDINGS INC	PORTAL LISTING AGREEMENT	5,000.00
08/29/2025	GEN	16099	BWL	BOARD OF WATER & LIGHT	PRE-DEVELOPMENT WATER MAIN 2130 W HOLMES	27,218.05

GEN TOTALS:

Total of 105 Checks:	471,248.58
Less 0 Void Checks:	0.00
Total of 105 Disbursements:	471,248.58

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank PR PNC PAYROLL CHECKING						
08/01/2025	PR	856(E)	ADT	ADT SECURITY SERVICES, INC	SECURITY FOR 3024 TURNER JULY 2025 - OCT	220.44
08/01/2025	PR	857(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1635 (1637) PATTENGILL	29.74
08/01/2025	PR	858(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	12.83
08/01/2025	PR	859(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	20.37
08/01/2025	PR	860(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 416 N M L K JR BLVD	75.48
08/01/2025	PR	861(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 418 N M L K JR BLVD	85.95
08/01/2025	PR	862(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 422 M M L K JR BLVD	76.86
08/01/2025	PR	863(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 424 M M L K JR BLVD	69.62
08/01/2025	PR	864(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 123 FERGUSON	21.93
08/01/2025	PR	865(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 125 FERGUSON	19.30
08/01/2025	PR	866(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 127 FERGUSON	19.30
08/01/2025	PR	867(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1320 JEROME ST	17.45
08/01/2025	PR	868(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1217 W SAGINAW	18.00
08/01/2025	PR	869(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	18.00
08/01/2025	PR	870(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	18.00
08/01/2025	PR	871(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1229 W SAGINAW	18.00
08/01/2025	PR	872(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 3024 TURNER	20.69
08/01/2025	PR	873(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 416 N M L K JR BLVD	15.00
08/01/2025	PR	874(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	15.00
08/01/2025	PR	875(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 422 N M L K JR BLVD	15.00
08/01/2025	PR	876(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 424 N M L K JR BLVD	15.00
08/15/2025	PR	877(E)	AT&T	AT & T	CELL PHONE AUG 4TH-SEPT 3,2025	98.67
08/15/2025	PR	878(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 125 FERGUSON	137.49
08/15/2025	PR	879(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 123 FERGUSON	123.35
08/15/2025	PR	880(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 127 FERGUSON	151.87
08/15/2025	PR	881(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1316 JEROME	87.25
08/15/2025	PR	882(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1320 JEROME	107.34
08/15/2025	PR	883(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	5.31
08/15/2025	PR	884(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1229 W SAGINAW	7.91
08/15/2025	PR	885(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	501.47
08/15/2025	PR	886(E)	COMCAST	COMCAST	INTERNET AUG 20 2025 -SEPT 19 2025	164.90
08/15/2025	PR	887(E)	PITNEYBOW	PITNEY BOWES INC	MACHINE RENTAL AUG 16 - NOV 15 2025	104.94
08/15/2025	PR	888(E)	PITNEY	PITNEY BOWES PURCHASE POWER	POSTAGE FOR LEASE PROPERTY TAX	18.32
08/15/2025	PR	889(E)	PITNEY	PITNEY BOWES PURCHASE POWER	POSTAGE INK	207.01
08/29/2025	PR	890(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 424 M M L K JR BLVD FINAL BIL	62.19
08/29/2025	PR	891(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 3024 TURNER	21.54
08/29/2025	PR	892(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 416 N M L K JR BLVD	15.00
08/29/2025	PR	893(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	15.00
08/29/2025	PR	894(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 422 N M L K JR BLVD	15.00
08/29/2025	PR	895(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 424 N M L K JR BLVD	15.00
08/29/2025	PR	896(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1217 W SAGINAW	18.00
08/29/2025	PR	897(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	18.00
08/29/2025	PR	898(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	18.00
08/29/2025	PR	899(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1229 W SAGINAW	18.00
08/29/2025	PR	900(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 123 FERGUSON	21.89
08/29/2025	PR	901(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 125 FERGUSON	17.42
08/29/2025	PR	902(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 127 FERGUSON	18.34
08/29/2025	PR	903(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1320 JEROME ST	17.42
08/29/2025	PR	904(E)	PITNEY	PITNEY BOWES PURCHASE POWER	POSTAGE	59.99
08/29/2025	PR	905(E)	PNC	PNC BANK, NA	ED EVENT, SUPPLIES, GARDEN,CONF	4,589.22

PR TOTALS:

Total of 50 Checks:	7,477.80
Less 0 Void Checks:	0.00
Total of 50 Disbursements:	7,477.80

REPORT TOTALS:

Total of 155 Checks:	478,726.38
Less 0 Void Checks:	0.00
Total of 155 Disbursements:	478,726.38

																	3B
								INGHAM COUNTY LAND BANK									
								2026 PRELIMINARY BUDGET									
									8/31/25								
	Old Account	Revised Account	DESCRIPTION	Actual 2022	Actual 2023	Actual 2024	Total 2025 Budget	ACTUAL 1/1/25 TO 6/30/25		101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	230 BLIGHT ELIMINATION	252 STATE ENHANCEMENT	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Total 2026 Budget
			REVENUE														
1	101-201-673.000	101-201-673.000	PROPERTY SALES	556,358	495,929	270,174	3,040,000	526,176	\$	100,000				295,000	1,500,000	390,000	2,285,000
2	101-201-673.010	101-201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF	(8,500)	-		-	-		-							-
3			RETURN EXCESS PROCEEDS - RAFAELI	-	-		-	-		-							-
4	228-201-659.000	228-201-582.300	CDBG REVENUE	14,329	71,899		-	-		-							-
5	220-201-667.000	220-201-509.000	HOME REVENUE	(70,364)	-		-	-		-							-
6	250-101-670-100	250-101-582.100	BROWNFIELD DEBT REVENUE - COUNTYWIDE		141,133	177,226	-	-		-							-
7			MSHDA - EMERGING DEVELOPER			28,146	182,500	63,612		140,000						85,000	225,000
8	235-101-670.000	235-101-540.500	MEDC REVENUE (ARPA RAP Grant)	90,900	-	1,000,000	475,000	-		-							-
9	250-201-	250-201-	HOUSING TRUST FUND GRANT	44,322	805,678	793,333	1,586,666	-								586,666	586,666
10	251-201-	251-201-	MSHDA MOD & MICH FUNDS & MiNeighborhood		527,704	105,000	800,000	-							800,000		800,000
		252-201-	NEW CONSTRUCTION											1,200,000			1,200,000
			SOLAR REIMBURSEMENT			35,000	-	-									-
11	230-201-661.000	230-201-542.000	SLBA BLIGHT ELIMINATION FUNDS		-	1,691,202	1,550,000	-					500,000				500,000
12	101-101-699.000	101-101-699.000	REV. TRANSFER - Treasurer, LOC	700,000	400,000	400,000	400,000	400,000		400,000							400,000
		101-101-699.000	REV. TRANSFER -INTEREST REIMBURSEMENT			20,756		9,066		60,000							60,000
13	101-101-672.000	101-101-402.000	SPECIFIC TAX REVENUE	180,000	256,266	249,073	220,000	230,000		270,000							270,000
		101-220-540-000	EMERGING DEVELOPER DONATIONS					2,000		-							-
14	300-201-631.000	300-201-667.500	RENTAL INCOME	80,057	84,452	106,434	82,000	36,016		-	62,000					5,000	67,000
15	204-101-679.000	204-101-581.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	40,000	20,000	20,000	-		-		20,000					20,000
16	202-201-675.000	202-201-675.000	GARDEN PROJECT REVENUE	19,602	8,575	3,628	7,500	2,880		7,500							7,500
17	300-201-693.000	300-201-693.000	GAIN ON SALE OF ASSETS (selling rentals)	-	-		-	-		-							-
18	300-101-635.000	300-101-665.100	INTEREST INCOME (Land Contracts)	9,207	8,311	(1,535)	7,500	3,257		7,000							7,000
19	300-201-641.000	300-201-641.000	LATE FEE REVENUE	-	-		-	-		-							-
20			CAPITAL CONTRIBUTIONS (inventory revenue)	-	22,000	3,500	-	-		-							-
21	101-000-640.000	101-000-686.000	MISCELLANEOUS INCOME	-	6,098	4,306	200	795		1,000							1,000
			TOTAL REVENUE	\$ 1,635,911	\$ 2,868,045	\$ 4,906,243	\$ 8,371,366	\$ 1,273,802		\$ 985,500	\$ 62,000	\$ 20,000	\$ 500,000	\$ 1,495,000	\$ 2,300,000	\$ 1,066,666	\$ 6,429,166
			EXPENSES														
22	202-201-830.000	202-201-830.000	GARDEN PROJECT	15,963	19,046	9,429	12,000	4,130		12,000							12,000
23	228-201-659.000	228-201-582.300	CDBG EXPENSES	20,932	77,800		-	-		-							-
24	220-201-800.000	220-201-980.100	HOME EXPENSES		-		-	-		-							-
25	235-101-818.000	250-201-980.100	MEDC EXPENSES (ARPA RAP Grant)	90,900	-		475,000	-		-							-
26	250-201-800.000	250-201-980.100	MSHDA MOD & MICH FUNDS		-		800,000	-		-					800,000		800,000
27	101-220-XXX.XXX	101-220-XXX.XXX	MSHDA - EMERGING DEVELOPER			28,146	182,500	58,044		140,000							140,000
28	204-101-994.000	204-101-957.100	COMMUNITY DEVELOPMENT PROJECTS - NIB	14,901	14,128	16,806	20,000	14,897		-		15,000					15,000
29	101-201-737.000	101-201-955.600	CLOSING COSTS - COMBINED	44,517	14,596	24,664	51,500	38,367		12,000							12,000
30	101-101-726.030	101-101-819.100	AUDIT FEE	17,500	18,900	26,360	28,000	27,000		27,000							27,000
31	101-101-804.000	101-101-804.000	BANK FEE	2,717	2,808	2,908	2,500	1,678		2,500							2,500
32	101-XXX-820.000	101-XXX-820.000	INSURANCE PROPERTY	21,465	29,643	16,350	33,000	(988)		23,000							23,000
33	101-101-995.000	101-101-994.100	INTEREST EXPENSE (LoC)	8,776	5,799	40,141	56,000	43,231		60,000							60,000
34	101-201-731.000	101-201-961.000	PROPERTY TAXES	1,839	4,837	7,886	2,000	1,164		2,000							2,000
35	101-201-967.000	101-201-967.000	LOSS ON INVENTORY		-		-	-		-							-
36	101-101-968.000	101-101-968.000	DEPRECIATION AND DEPLETION	31,075	34,169	34,649	35,000	-		21,000	14,000						35,000

	Old Account	Revised Account	DESCRIPTION	Actual 2022	Actual 2023	Actual 2024	Total 2025 Budget	ACTUAL 1/1/25 TO 6/30/25	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	230 BLIGHT ELIMINATION	252 STATE ENHANCEMENT	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Total 2026 Budget
37	101-101-814.060	101-101-819.400	LEGAL-ADMINISTRATIVE		7,920	6,948	5,000	1,228	5,000							5,000
38	101-201-814.060	101-201-819.400	LEGAL-PROPERTIES	20,464	259	48	2,700	5,188	2,500							2,500
39	101-201-731.XXX	101-201-831.XXX	CODE COMPLIANCE	4,334	657	1,055	1,500	-	1,500							1,500
40	101-XXX-931.010	101-XXX-931.010	LAWN & SNOW	163,639	99,972	120,243	150,000	58,865	120,000							120,000
41	101-101-921.000	101-101-921.000	UTILITIES-OFFICE	4,000	2,148	3,833	3,000	2,731	3,000							3,000
42	101-201-921.000	101-201-921.000	UTILITIES-PROPERTIES	5,268	11,659	4,621	8,000	5,423	7,000							7,000
43	101-101-931.000	101-101-931.000	MAINTENANCE-OFFICE		9,444	6,066	7,000	1,519	4,000							4,000
44	101-201-931.000	101-201-931.000	MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)	21,041	2,426	3,936	25,000	165	4,000	4,000						8,000
45	250-201-800.000	250-201-980.100	NEW CONSTRUCTION - BROWNFIELD		-		-	-	-							-
46	101-101-800.000	101-101-980.100	RENOVATIONS - OFFICE		-		3,000	-	-							-
47	101-201-800.000	101-201-980.100	RENOVATIONS-PROPERTIES	144,130	82,508	4,452	20,000	54,709	15,000				350,000			365,000
48	250-201-800.000	250-201-980.100	RENOVATIONS-HOUSING TRUST FUND	44,322	382,916	2,122,326	4,130,117	364,736						1,500,000	600,000	2,100,000
49	251-201-800.00	251-201-980.1000	RENOVATION - MSDHA		-		-	-						800,000		800,000
50	101-201-811.000	101-201-962.000	DEVELOPMENT EXPENSE	29,884	-	3,025	5,000	-					1,000,000			1,000,000
51	101-201-700.000	101-201-967.100	COST OF PROJECTS-INVENTORY (value of sold props)	101,624	89,065	99,740	74,000	29,987	35,000							35,000
52	101-201-726.020	101-201-955.100	PERMITS	960	-		-	1,039	-							-
53	101-XXX-727.050	101-XXX-806.050	SURVEY	2,025	575	575	-	-								-
54	101-201-727.000	101-201-806.000	APPRAISAL	500	100	400	-	500	-							-
55	230-201-800.000	230-201-980.100	SLBA BLIGHT ELIMINATION FUNDS		468,160	933,026	1,437,039	855,488				125,000				125,000
56	220-201-800.500	220-201-980.500	DEMOLITION (emergency)	22,363	2,300		-	-								-
57	300-101-760.000	300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	8,226	10,909	9,308	8,000	3,435		6,200						6,200
58	300-201-803.000	300-201-803.000	HOA/CONDO FEE	12,589	10,560	11,745	15,080	9,180	5,000	13,000						18,000
59	101-101-726.050	101-101-805.000	SECURITY	546	877	612	600	425	600							600
60	101-XXX-818.000	101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	49,573	82,696	66,964	62,000	48,600	50,000							50,000
61	101-101-819.000	101-101-819.000	SOFTWARE - BSA, ePP, website platform	24,732	25,760	23,886	30,000	24,987	25,000							25,000
62	101-101-726.040	101-101-850.000	COMMUNICATION - Comcast, AT&T	3,610	3,434	3,091	3,800	1,582	3,000							3,000
63	101-XXX-726.010	101-XXX-726.010	SUPPLIES	4,714	8,406	6,068	5,000	1,966	3,000							3,000
64	101-101-728.000	101-101-728.000	POSTAGE	642	887	1,148	1,500	574	1,200							1,200
65	101-101-802.000	101-101-819.200	CONSULTANTS	3,300		7,064	6,000	7,150	6,000							6,000
66	101-101-802.000	101-101-819.200	CONSULTANTS - Brownfield		145,072		-	-	-							-
67	101-101-735.000	101-101-851.000	MEDIA/PR - GravityWorks, events, recruitment	10,094	4,338	902	3,500	1,404	3,000							3,000
68	101-101-726.060	101-101-746.060	MEMBERSHIPS	2,084	2,564	3,224	3,000	2,909	3,000							3,000
69	101-101-726.090	101-101-726.090	VEHICLE EXPENSE	4,831	4,703	3,118	4,500	1,171	3,000							3,000
70	101-101-861.100	101-101-861.100	TRAVEL - Mileage	1,238	2,222	3,144	2,000	1,348	2,000							2,000
71	101-101-862.000	101-101-960.500	PROF.TRAINING/CONFERENCES	6,049	4,525	4,422	10,000	715	5,000							5,000
72	XXX-101-900.000	XXX-101-702.000	PAYROLL REIMBURSEMENT	317,339	253,324	472,118	481,604	198,157	217,846		4,500	64,392		99,605	119,945	506,288
73	101-101-903.000	101-101-821.100	PAYROLL SERVICE FEE	1,331	1,442	2,232	2,000	2,038	3,000							3,000
74	XXX-101-906.000	XXX-101-715.000	HEALTH INSURANCE PREMIUM (BENEFITS)	66,068	68,648	69,422	90,000	45,113	102,000							102,000
75	XXX-101-902.000	XXX-101-710.000	EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)	24,391	21,417	38,458	43,000	16,676	39,000		500					39,500
76	XXX-101-905.000	XXX-101-716.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT	712			-									-
77	XXX-101-904.000	XXX-101-712.000	WORKER'S COMP PREMIUM	5,412	7,744	6,407	10,000	4,515	10,000							10,000
			TOTAL EXPENSES	1,382,617	2,041,363	4,250,966	8,350,439	1,941,046	978,146	37,200	20,000	189,392	1,350,000	3,199,605	719,945	6,494,288
			NET OF REVENUES & EXPENDITURES	253,294	826,682	655,277	20,927	(667,244)	7,354	24,800	-	310,608	145,000	(899,605)	346,721	(65,122)

Communications Narrative / Executive Director's Report

9/12/25

- 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 board meeting, which will need to be signed by the Chair and the Secretary.
- Working on the Holmes & Pleasant Grove site for development. Part of the funding of the project (and future projects) is a new tool, Community Investment Fund. This is an investment strategy where all neighbors, residents, businesses, investors, and more could be a part of the project. Go to www.LansingGrowthFund.com and sign up for information.
- Land Bank provided a property to MSU's Planning, Design, & Construction for their senior projects. Planning to meet with the MSU class in October at the property to go over details of the property and information of the surrounding area, and possible development.
- Ingham County Land Bank turns 20 years old this year. A celebration will be held on Thursday, October 23, 5-7:30pm at the Courtyard Marriott Downtown Lansing. This was a previous Land Bank property. Please put this on your calendars and plan to attend.
- Michigan Land Bank Association Summit is being held in Marquette, MI, on October 6-8. All staff is planning to attend.