



## 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, OCTOBER 20, 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/86082677425?pwd=kjCR2hkm3JGAmKfbo3tphM48dmx0QC.1>

Meeting ID: 860 8267 7425

Passcode: 955662

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 September 15, 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 & September 2025
  - B. Public Hearing on the 2026 Budget - Chairperson Fox to open hearing for Public Comment
  - C. Adoption of 2026 Budget
  - D. Communications Narrative / Executive Director's Report
  - E. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
  - Next meeting is the meeting, Monday, November 17, 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](mailto:rcase@ingham.org)

3024 Turner Street  
Lansing MI 48906

517.267.5221  
[www.inghamlandbank.org](http://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](http://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:

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.

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

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.

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.

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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

AUGUST 18, 2025 ANNUAL MEETING

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

10/13/2025

|   | Parcel Number                                                                            | Address                                                                                              | City    | Market List Price<br>or Contract Price | Status & Date<br>(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<br>33-01-01-09-176-062<br>33-01-01-09-176-073<br>33-01-01-09-176-082 | 1506 N Grand River Ave (Bottling Plant)<br>N Capitol Ave<br>1611 N Capitol Ave<br>1617 N Capitol Ave | Lansing | Contract price:<br>\$100,000           | The developer has terminated their Purchase Agreement. \$5,000 deposit is refundable and will be returned to Turner-Dodge, LLC. Their proposed devevelopment needed additional grants to work financially.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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. LAFUCU 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: <a href="http://www.LansingGrowthFund.com">www.LansingGrowthFund.com</a> |

|   | Parcel Number       | Address                                                 | City    | Market List Price<br>or Contract Price | Status & Date<br>(On Development, Market, Pending, Sold)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---|---------------------|---------------------------------------------------------|---------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | 33-17-14-21-351-019 | 104 Worthington Place Dr.                               | Leslie  | List price: TBD                        | An RFP seeking a developer for this property was released on August 20. No responses were received by the October 8th deadline. The property is zoned multi-family and has approvals necessary to begin construction on 92 apartment units. Some infrastructure has been built on site adding value to this property. We have one developer interested in the site, but their plans for the property are not consistent with the approved plans. Land Bank will set up a meeting with the developer and learn more about their intent.                                                                                                        |
| 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. CAHP intends to build 10 homes. Revisions from 11 to 10 lots have been made and approved by City Council. The 10 lots have been surveyed and described. Consumers Energy has been contacted and will begin process of extending gas and electric to each site. The City of Leslie will stub water and sewer onto each parcel. Land Bank will pay for all the utility extensions. CAHP has applied for funding. Their goal is to begin construction on 2-5 lots in 2025. The community is very supportive. Funding notice is expected in November. |
| 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)<br>Lansing Township | Lansing | \$99,000                               | Old gas station site, tanks removed, site restored, and 2 monitoring wells placed on site. Billboard lease remains. A 20-year lease for an electric vehicle rapid-charging station has been signed. Two fast chargers and a generator will be placed on site. The developer has met with Lansing Township to confirm zoning and site plan related items. 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.                                                                            |

|    | Parcel Number                                                     | Address                               | City    | Market List Price<br>or Contract Price | Status & Date<br>(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<br>33-01-01-31-126-281<br>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<br>or Contract Price                      | Status & Date<br>(On Development, Market, Pending, Sold)                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11 | 33-01-01-17-204-232<br>33-01-01-17-204-xxx<br>33-01-01-17-204-xxx<br>33-01-01-17-204-xxx<br>33-01-01-17-204-xxx | Pointe West Condos 5 units<br>1213 W Saginaw St<br>1217 W Saginaw St<br>1221 W Saginaw St<br>1225 W Saginaw St<br>1229 W Saginaw St                                           | Lansing | Listing price<br>targeting $\leq$ 120%<br>AMI qualification | Project is complete and has all approvals and permits. One unit sold. Price reduced from 160k to 155k and again to \$145k. The Land Bank remains as the acting manager. Tim Perrone, Roxanne Case, and David Burns are the officers on the HOA board and will be until the HOA can be transferred to the co-owners. Land Bank pays HOA dues on unsold units. HOA dues are \$165 per month per unit. Required Annual Report has been completed and filed on-line with the State on October 1, 2025.           |
| 12 | 33-01-01-17-231-041<br>33-01-01-17-231-031<br>33-01-01-17-231-021<br>33-01-01-17-231-011                        | Genesee Pointe Condos 4 units<br>416 N Martin Luther King Jr Blvd<br>418 N Martin Luther King Jr Blvd<br>422 N Martin Luther King Jr Blvd<br>424 N Martin Luther King Jr Blvd | Lansing | Listing price<br>targeting $\leq$ 120%<br>AMI qualification | Project is complete and has all approvals and permits. One unit sold. Price reduced from 160k to 155k and again to \$145k. The Land Bank remains as the acting manager. Tim Perrone, Roxanne Case, and David Burns are the officers on the HOA board and will be until the HOA can be transferred to the co-owners. Land Bank pays HOA dues on unsold units. HOA dues are \$165 per month per unit.                                                                                                          |
| 13 | 33-01-01-15-376-011<br>33-01-01-15-376-021<br>33-01-01-15-376-031                                               | Hickory Pointe Condos 4 unit<br>S Pennsylvania Ave (413-415-419)                                                                                                              |         | Listing price<br>targeting $\leq$ 120%<br>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<br>33-01-01-15-378-044                                                                      | Pointe East Condos 4 units<br>S Pennsylvania Ave (500 block)                                                                                                                  |         | Listing price<br>targeting $\leq$ 120%<br>AMI qualification |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

**Residential or Vacant Properties Update**

10/13/2025

**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   |

**September 2025 Sales**

|                     |                           |         |                      |           |         |
|---------------------|---------------------------|---------|----------------------|-----------|---------|
| 33-01-01-09-278-351 | NSF, off Center & Liberty | Lansing | Residential Vacant   | \$750     | 9/19/25 |
| 33-01-01-10-326-552 | 1110 E Cesar E Chavez     | Lansing | Residential Vacant   | \$3,500   | 9/22/25 |
| 33-01-01-20-401-072 | (1401) Moores River Dr    | Lansing | Residential Vacant   | \$5,500   | 9/19/25 |
| 33-01-01-20-451-011 | 1635 Pattengill Ave       | Lansing | Residential Improved | \$195,000 | 9/2/25  |

**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. Pulled contractor from site.    |
| 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                                                    |
| 33-01-01-15-258-151     | 123 Ferguson St     | Requesting reimbursement by State Land Bank Authority. Pending sale.                |
| 33-01-01-15-258-161     | 125 Ferguson St     | Requesting reimbursement by State Land Bank Authority. Pending sale.                |
| 33-01-01-15-258-171     | 127 Ferguson St     | Requesting reimbursement by State Land Bank Authority. Pending sale.                |
| 33-01-01-15-258-181     | 1320 Jerome St      | Requesting reimbursement by State Land Bank Authority. Pending sale.                |
| 33-01-01-15-258-191     | 1316 Jerome St      | Requesting reimbursement by State Land Bank Authority. Pending sale.                |
| 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     | Pending demolition.                                          |
| 33-01-01-14-310-061 | 323 S Hayford Ave      | Demolished. Next step is curb inserts, sidewalk replacement. |
| 33-01-01-14-380-141 | 642 S Francis Ave      | Pending demolition.                                          |
| 33-01-01-15-426-351 | 122 Allen St           | Demolished.                                                  |
| 33-01-01-32-151-001 | 2131 Pleasant View Ave | Pending demolition.                                          |

# 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.

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## 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

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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 |

10/14/2025

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 09/01/2025 - 09/30/2025

| Check Date                    | Bank | Check | Vendor     | Vendor Name                         | Description                              | Amount     |
|-------------------------------|------|-------|------------|-------------------------------------|------------------------------------------|------------|
| Bank GEN PNC GENERAL CHECKING |      |       |            |                                     |                                          |            |
| 09/12/2025                    | GEN  | 16100 | MENARDS    | CAPITAL ONE COMMERCIAL              | LOCK BOX COMBIN/PEST W&H KILLER          | 80.96      |
| 09/12/2025                    | GEN  | 16101 | LANSING CI | CITY OF LANSING                     | GRASS AND WEED 323 S HAYFORD             | 440.00     |
| 09/12/2025                    | GEN  | 16102 | GRANGER    | GRANGER                             | DUMPSTER 1715 E KALAMAZOO                | 164.50     |
| 09/12/2025                    | GEN  | 16103 | HUBBLE     | HUBBLE CONSTRUCTION & RESTORATION   | RENOVATIONS POINTE EAST CONDOS           | 207,762.00 |
| 09/12/2025                    | GEN  | 16104 | KWIK       | KWIK REPO INC                       | CLEAN UP 1721 DREXEL AVE                 | 5,500.00   |
| 09/12/2025                    | GEN  | 16105 | LUXE DEVEL | LUXE DEVELOPMENT GROUP LLC          | CONSTRUCTION 1727 HILLCREST              | 1,017.60   |
| 09/12/2025                    | GEN  | 16106 | MCKISSIC   | MCKISSIC CONSTRUCTION               | LAWN SERVICE 8/28                        | 1,494.00   |
| 09/12/2025                    | GEN  | 16107 | HOBRLA MEG | MEGAN HOBRLA                        | GARDEN CONTRACT 08/25 - 9/5              | 872.00     |
| 09/12/2025                    | GEN  | 16108 | NEDERVELD  | NEDERVELD, INC                      | CONTRACT SERVICE 2130 W HOLMES THRU 8/15 | 3,274.00   |
| 09/12/2025                    | GEN  | 16109 | NEILS HEIS | NEILS HEISELT                       | CONTRACT GARDEN PROJECT 8/26-9/8         | 376.00     |
| 09/12/2025                    | GEN  | 16110 | NAC MICH   | NEW AMERICAN CITY, LLC              | CONTRACT SERVICES 2130 HOLMES RD         | 3,500.00   |
| 09/12/2025                    | GEN  | 16111 | NAC MICH   | NEW AMERICAN CITY, LLC              | CONTRACT SERVICES 2130 HOLMES RD         | 750.00     |
| 09/12/2025                    | GEN  | 16112 | PATHLIGHT  | PATHLIGHT LAW, INC                  | CONTRACT SERVICES 2130 W HOLMES          | 5,000.00   |
| 09/12/2025                    | GEN  | 16113 | ROBIN      | ROBIN WRIGHT                        | ACCT PAYABLE SERVICE 8/25                | 550.00     |
| 09/12/2025                    | GEN  | 16114 | DBI SMART  | SMART BUSINESS SOURCE               | OFFICE SUPPLIES                          | 307.68     |
| 09/12/2025                    | GEN  | 16115 | STATE FARM | STATE FARM INSURANCE                | INSURANCE AND BOND POINTE WEST           | 2,218.00   |
| 09/12/2025                    | GEN  | 16116 | WALKOWICZ  | WALKOWICZ CONSULTING ENGINEERS      | FOUNDATION ALIGNMENT 912 CHESTNUT        | 7,840.00   |
| 09/12/2025                    | GEN  | 16117 | NC3        | NATIONAL COALITION FOR COMM CAPITAL | CONSULTING SERVICES 2130 HOLMES & PLEASA | 993.40     |
| 09/26/2025                    | GEN  | 16118 | ALL STAR   | ALL STAR SNOW REMOVAL               | LAWN SERVICE AUG 2025                    | 3,408.00   |
| 09/26/2025                    | GEN  | 16119 | APPLIED    | APPLIED IMAGING                     | COPY CHARGES/EM DEV MARKETING MATERIALS  | 343.49     |
| 09/26/2025                    | GEN  | 16120 | BIOCLEAN   | BIOCLEAN TEAM, INC                  | BIO CLEAN UP 818 FAIRVIEW                | 2,150.00   |
| 09/26/2025                    | GEN  | 16121 | BRS ENGIN  | BRS ENGINEERING LLC                 | HICKORY POINTE PREPARE SITE PLAN & CONST | 800.00     |
| 09/26/2025                    | GEN  | 16122 | CART       | CAPITAL AREA RECYCLING AND TRASH    | RECYCLING 10/01/25 - 12/31/25            | 119.00     |
| 09/26/2025                    | GEN  | 16123 | LANSING CI | CITY OF LANSING                     | BOARD-UP 323 S HAYFORD                   | 585.00     |
| 09/26/2025                    | GEN  | 16124 | LANSING CI | CITY OF LANSING                     | COMBINE 2 LOTS 607 HELEN ST & 609 HELEN  | 25.00      |
| 09/26/2025                    | GEN  | 16125 | COHL       | COHL, STOKER & TOSKEY, P.C.         | LEGAL FEES / QUIET TITLE                 | 362.45     |
| 09/26/2025                    | GEN  | 16126 | COLLIERS   | COLLIERS ENGINEERING & DESIGN       | PROFESSIONAL SERVICES HOLMES & PLEASANT  | 36,021.37  |
| 09/26/2025                    | GEN  | 16127 | EDEN       | EDEN GLEN CONDO ASSOCIATION         | ASSOCIATION FEES OCT-25                  | 1,080.00   |
| 09/26/2025                    | GEN  | 16128 | EXEMPLIFI  | EXEMPLIFI LLC                       | WEBSITE DESIGN                           | 29,750.00  |
| 09/26/2025                    | GEN  | 16129 | FELDPASCH  | FELDPASCH CLEANING SERVICES, LLC    | JANITORIAL SERVICES 8/2025               | 290.00     |
| 09/26/2025                    | GEN  | 16130 | GENESEE PT | GENESEE POINTE CONDOMINIUM ASSOC    | HOA OCT 2025                             | 495.00     |
| 09/26/2025                    | GEN  | 16131 | GPRS       | GROUND PENETRATING RADAR SYSTEM LLC | CONCRETE SCANNING 912 N CHESTNUT         | 3,700.00   |
| 09/26/2025                    | GEN  | 16132 | HOME       | HOME DEPOT CREDIT SERVICES          | BOARD-UP SUPPLIES                        | 11.48      |
| 09/26/2025                    | GEN  | 16133 | INGHAM     | INGHAM COUNTY TREASURER             | HEALTH BENEFITS OCT 2025                 | 7,325.16   |
| 09/26/2025                    | GEN  | 16134 | KEBS       | KEBS, INC.                          | LOT SURVEY MIDWOOD ST, 201.321           | 675.00     |
| 09/26/2025                    | GEN  | 16135 | KEBS       | KEBS, INC.                          | LOT SURVEY MIDWOOD ST, 201.331           | 675.00     |
| 09/26/2025                    | GEN  | 16136 | KWIK       | KWIK REPO INC                       | CLEAN UP 1814 BAILEY ST                  | 1,995.00   |
| 09/26/2025                    | GEN  | 16137 | LAKE       | LAKE STATE LAWN-LANDSCAPING & SNOW  | LAWN SERVICES 9/04/2025                  | 1,519.00   |
| 09/26/2025                    | GEN  | 16138 | LOCAL LAWN | LOCAL LAWN & LANDSCAPE              | LAWN SERVICE 7/2,8/6,8/20,9/3,9/17/2025  | 3,684.00   |
| 09/26/2025                    | GEN  | 16139 | HOBRLA MEG | MEGAN HOBRLA                        | GARDEN CONTRACT 09/-9/18/25              | 816.00     |
| 09/26/2025                    | GEN  | 16140 | MI FLEET   | MICHIGAN FLEET FUELING SOLUTIONS LL | GARDEN & VEHICLE FUEL                    | 388.01     |
| 09/26/2025                    | GEN  | 16141 | MMRMA      | MICHIGAN MUNICIPAL RISK MANAGEMENT  | INSURANCE 7/1/2025-7/1/2026 M0001566     | 1,835.00   |
| 09/26/2025                    | GEN  | 16142 | MMRMA      | MICHIGAN MUNICIPAL RISK MANAGEMENT  | INSURANCE 7/1/2024-7/1/2025 M0001566     | 566.00     |
| 09/26/2025                    | GEN  | 16143 | NEDERVELD  | NEDERVELD, INC                      | CONTRACT SERVICE 2130 W HOLMES THRU 9/15 | 1,819.25   |
| 09/26/2025                    | GEN  | 16144 | PATHLIGHT  | PATHLIGHT LAW, INC                  | CONTRACT SERVICES 2130 W HOLMES          | 3,424.00   |
| 09/26/2025                    | GEN  | 16145 | POINTE WES | POINTE WEST ASSOCIATION             | POINTE WEST ASSOC FEES W SAGINAW OCT     | 660.00     |
| 09/26/2025                    | GEN  | 16146 | CASE       | ROXANNE CASE                        | MILEAGE AUGUST, CONFERENCES              | 124.70     |
| 09/26/2025                    | GEN  | 16147 | FOUR       | SCHUMACHER'S FOUR SEASONS           | LAWN SERVICE AUG 2025                    | 3,484.00   |
| 09/26/2025                    | GEN  | 16148 | SHERWIN    | THE SHERWIN-WILLIAMS CO.            | PAINT FOR 1635 PATTENGILL(1637)          | 39.95      |
| 09/26/2025                    | GEN  | 16149 | TRITERRA   | TRITERRA                            | ACT 381 WORK PLAN, & BROWNFIELD PLAN 213 | 5,792.50   |

## GEN TOTALS:

|                            |            |
|----------------------------|------------|
| Total of 50 Checks:        | 356,103.50 |
| Less 0 Void Checks:        | 0.00       |
| Total of 50 Disbursements: | 356,103.50 |

| Check Date                   | Bank | Check  | Vendor    | Vendor Name                 | Description                        | Amount   |
|------------------------------|------|--------|-----------|-----------------------------|------------------------------------|----------|
| Bank PR PNC PAYROLL CHECKING |      |        |           |                             |                                    |          |
| 09/12/2025                   | PR   | 906(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 416 N M L K JR BLVD      | 75.97    |
| 09/12/2025                   | PR   | 907(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 418 N M L K JR BLVD      | 83.03    |
| 09/12/2025                   | PR   | 908(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 422 M M L K JR BLVD      | 76.48    |
| 09/12/2025                   | PR   | 909(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 1217 W SAGINAW           | 15.98    |
| 09/12/2025                   | PR   | 910(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 1221 W SAGINAW           | 15.43    |
| 09/12/2025                   | PR   | 911(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 1225 W SAGINAW           | 16.59    |
| 09/12/2025                   | PR   | 912(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 1229 W SAGINAW           | 12.45    |
| 09/12/2025                   | PR   | 913(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 3024 TURNER              | 495.59   |
| 09/12/2025                   | PR   | 914(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 125 FERGUSON             | 18.43    |
| 09/12/2025                   | PR   | 915(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 1217 W SAGINAW           | 4.05     |
| 09/12/2025                   | PR   | 916(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 1225 W SAGINAW           | 58.96    |
| 09/12/2025                   | PR   | 917(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 1316 JEROME ST           | 17.45    |
| 09/12/2025                   | PR   | 918(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 1316 JEROME ST           | 22.34    |
| 09/12/2025                   | PR   | 919(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 1316 JEROME ST           | 29.74    |
| 09/12/2025                   | PR   | 920(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 1320 JEROME ST           | 23.31    |
| 09/12/2025                   | PR   | 921(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 125 FERGUSON             | 45.42    |
| 09/12/2025                   | PR   | 922(E) | PNC       | PNC BANK, NA                | ED EVENT, SUPPLIES, GARDEN,CONF    | 2,028.37 |
| 09/26/2025                   | PR   | 923(E) | AT&T      | AT & T                      | CELL PHONE SEPT,4TH-OCT 3,2025     | 76.59    |
| 09/26/2025                   | PR   | 924(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 123 FERGUSON             | 176.40   |
| 09/26/2025                   | PR   | 925(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 125 FERGUSON             | 113.14   |
| 09/26/2025                   | PR   | 926(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 127 FERGUSON             | 138.14   |
| 09/26/2025                   | PR   | 927(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 1316 JEROME              | 109.12   |
| 09/26/2025                   | PR   | 928(E) | BWL       | BOARD OF WATER & LIGHT      | UTILITIES 1320 JEROME              | 109.56   |
| 09/26/2025                   | PR   | 929(E) | COMCAST   | COMCAST                     | INTERNET SEPT 20 2025 -OCT 19 2025 | 164.90   |
| 09/26/2025                   | PR   | 930(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 123 FERGUSON             | 20.92    |
| 09/26/2025                   | PR   | 931(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 125 FERGUSON             | 18.28    |
| 09/26/2025                   | PR   | 932(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 127 FERGUSON             | 19.18    |
| 09/26/2025                   | PR   | 933(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 1316 JEROME ST           | 18.28    |
| 09/26/2025                   | PR   | 934(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 1320 JEROME ST           | 18.28    |
| 09/26/2025                   | PR   | 935(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 416 N M L K JR BLVD      | 15.00    |
| 09/26/2025                   | PR   | 936(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 418 N M L K JR BLVD      | 15.00    |
| 09/26/2025                   | PR   | 937(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 422 N M L K JR BLVD      | 15.00    |
| 09/26/2025                   | PR   | 938(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 1217 W SAGINAW           | 18.00    |
| 09/26/2025                   | PR   | 939(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 1221 W SAGINAW           | 18.00    |
| 09/26/2025                   | PR   | 940(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 1225 W SAGINAW           | 18.00    |
| 09/26/2025                   | PR   | 941(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 1229 W SAGINAW           | 18.00    |
| 09/26/2025                   | PR   | 942(E) | CONSUMERS | CONSUMERS ENERGY            | UTILITIES 3024 TURNER              | 19.74    |
| 09/26/2025                   | PR   | 943(E) | PITNEY    | PITNEY BOWES PURCHASE POWER | POSTAGE                            | 59.99    |

## PR TOTALS:

|                            |          |
|----------------------------|----------|
| Total of 38 Checks:        | 4,219.11 |
| Less 0 Void Checks:        | 0.00     |
| Total of 38 Disbursements: | 4,219.11 |

## REPORT TOTALS:

|                            |            |
|----------------------------|------------|
| Total of 88 Checks:        | 360,322.61 |
| Less 0 Void Checks:        | 0.00       |
| Total of 88 Disbursements: | 360,322.61 |

|    |                 |                                              |              |                   |                                                |                  |            |                             |                        |                       |                                  |                                     |                                        |                   |  |
|----|-----------------|----------------------------------------------|--------------|-------------------|------------------------------------------------|------------------|------------|-----------------------------|------------------------|-----------------------|----------------------------------|-------------------------------------|----------------------------------------|-------------------|--|
|    | 10/10/2025      |                                              |              |                   | INGHAM COUNTY LAND BANK                        |                  |            |                             |                        |                       |                                  |                                     |                                        |                   |  |
|    |                 |                                              |              |                   | 2026 BUDGET for APPROVAL at 10/20/25 BOARD MTG |                  |            |                             |                        |                       |                                  |                                     |                                        |                   |  |
|    |                 |                                              |              |                   |                                                |                  |            |                             |                        |                       |                                  |                                     |                                        |                   |  |
|    | Account Number  | DESCRIPTION                                  | Actual 2024  | Total 2025 Budget | ACTUAL 1/1/25 TO 9/30/25                       | 101 GENERAL FUND | 300 RENTAL | 204 NEIGHBOR HOODS IN BLOOM | 230 BLIGHT ELIMINATION | 252 STATE ENHANCEMENT | HOUSING TRUST FUND - HOME REPAIR | 250 HOUSING TRUST FUND - ROW HOUSES | 250 HOUSING TRUST FUND - SINGLE FAMILY | Total 2026 Budget |  |
|    |                 | REVENUE                                      |              |                   |                                                |                  |            |                             |                        |                       |                                  |                                     |                                        |                   |  |
| 1  | 101-201-673.000 | PROPERTY SALES                               | 270,174      | 3,040,000         | 910,911                                        | \$ 60,000        |            |                             |                        | 295,000               |                                  | 1,500,000                           | 390,000                                | 2,245,000         |  |
| 2  | 101-201-673.010 | RETURN SALES PROCEEDS >\$500 TO HHF          |              | -                 | -                                              | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 3  | 228-201-582.300 | CDBG REVENUE                                 |              | -                 | -                                              | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 4  | 220-201-509.000 | HOME REVENUE                                 |              | -                 | -                                              | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 5  | 250-101-582.100 | BROWNFIELD DEBT REVENUE - COUNTYWIDE         | 177,226      | -                 | 4,350                                          | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 6  | XXX-XXX-540.000 | MSHDA - EMERGING DEVELOPER                   | 28,146       | 182,500           | 146,289                                        | 140,000          |            |                             |                        |                       |                                  |                                     | 85,000                                 | 225,000           |  |
| 7  | 235-101-540.500 | MEDC REVENUE (ARPA RAP Grant)                | 1,000,000    | 475,000           | -                                              | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 8  | 250-201-501-XXX | HOUSING TRUST FUND GRANT                     | 793,333      | 1,586,666         | 1,000,000                                      |                  |            |                             |                        |                       | 300,000                          |                                     | 293,333                                | 593,333           |  |
| 9  | 252-201-501-XXX | HOUSING TRUST FUND GRANT - STATE ENHANCEMENT |              |                   |                                                |                  |            |                             |                        | 1,200,000             |                                  |                                     |                                        | 1,200,000         |  |
| 10 | 251-201-540-XXX | MSHDA MOD & MICH FUNDS & MiNeighborhood      | 105,000      | 800,000           | -                                              |                  |            |                             |                        |                       |                                  | 800,000                             |                                        | 800,000           |  |
| 11 | 250-201-684.000 | SOLAR REIMBURSEMENT                          | 35,000       | -                 | 5,520                                          |                  |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 12 | 230-201-542.000 | SLBA BLIGHT ELIMINATION FUNDS                | 1,691,202    | 1,550,000         | 456,873                                        |                  |            |                             | 265,000                |                       |                                  |                                     |                                        | 265,000           |  |
| 13 | 101-101-699.000 | REV. TRANSFER - Treasurer, LOC               | 400,000      | 400,000           | 400,000                                        | 400,000          |            |                             |                        |                       |                                  |                                     |                                        | 400,000           |  |
| 14 | 101-101-699.000 | REV. TRANSFER -INTEREST REIMBURSEMENT        | 20,756       |                   | 50,867                                         | 60,000           |            |                             |                        |                       |                                  |                                     |                                        | 60,000            |  |
| 15 | 101-101-402.000 | SPECIFIC TAX REVENUE                         | 249,073      | 220,000           | 260,100                                        | 270,000          |            |                             |                        |                       |                                  |                                     |                                        | 270,000           |  |
| 16 | 101-220-540-000 | EMERGING DEVELOPER DONATIONS                 |              |                   | 3,000                                          | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 17 | 300-201-667.500 | RENTAL INCOME                                | 106,434      | 82,000            | 58,199                                         | -                | 62,000     |                             |                        |                       |                                  |                                     |                                        | 62,000            |  |
| 18 | 204-101-581.000 | NEIGHBORHOODS IN BLOOM REVENUE               | 20,000       | 20,000            | -                                              | -                |            | 20,000                      |                        |                       |                                  |                                     |                                        | 20,000            |  |
| 19 | 202-201-675.000 | GARDEN PROJECT REVENUE                       | 3,628        | 7,500             | 3,200                                          | 5,000            |            |                             |                        |                       |                                  |                                     |                                        | 5,000             |  |
| 20 | 300-201-693.000 | GAIN ON SALE OF ASSETS (selling rentals)     |              | -                 | -                                              | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 21 | 300-101-665.100 | INTEREST INCOME (Land Contracts)             | (1,535)      | 7,500             | 4,844                                          | 7,000            |            |                             |                        |                       |                                  |                                     |                                        | 7,000             |  |
| 22 | 300-201-641.000 | LATE FEE REVENUE                             |              | -                 | -                                              | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 23 | 101-201-692.000 | CAPITAL CONTRIBUTIONS (inventory revenue)    | 3,500        | -                 | -                                              | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 24 | 101-000-686.000 | MISCELLANEOUS INCOME                         | 4,306        | 200               | 792                                            | 1,000            |            |                             |                        |                       |                                  |                                     |                                        | 1,000             |  |
|    |                 | TOTAL REVENUE                                | \$ 4,906,243 | \$ 8,371,366      | \$ 3,304,945                                   | \$ 943,000       | \$ 62,000  | \$ 20,000                   | \$ 265,000             | \$ 1,495,000          | \$ 300,000                       | \$ 2,300,000                        | \$ 768,333                             | \$ 6,153,333      |  |
|    |                 | EXPENSES                                     |              |                   |                                                |                  |            |                             |                        |                       |                                  |                                     |                                        |                   |  |
| 25 | 202-201-830.000 | GARDEN PROJECT                               | 9,429        | 12,000            | 8,566                                          | 12,000           |            |                             |                        |                       |                                  |                                     |                                        | 12,000            |  |
| 26 | 228-201-582.300 | CDBG EXPENSES                                |              | -                 | -                                              | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 27 | 220-201-980.100 | HOME EXPENSES                                |              | -                 | -                                              | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 28 | 250-201-980.100 | MEDC EXPENSES (ARPA RAP Grant)               |              | 475,000           | -                                              | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 29 | 250-201-980.100 | MSHDA MOD & MICH FUNDS                       |              | 800,000           | -                                              | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 30 | 101-220-XXX.XXX | MSHDA - EMERGING DEVELOPER                   | 28,146       | 182,500           | 113,214                                        | 140,000          |            |                             |                        |                       |                                  |                                     |                                        | 140,000           |  |
| 31 | 204-101-957.100 | COMMUNITY DEVELOPMENT PROJECTS - NIB         | 16,806       | 20,000            | 15,399                                         | -                |            | 15,000                      |                        |                       |                                  |                                     |                                        | 15,000            |  |
| 32 | 101-201-955.600 | CLOSING COSTS - COMBINED                     | 24,664       | 51,500            | 63,046                                         | 12,000           |            |                             |                        |                       |                                  |                                     |                                        | 12,000            |  |
| 33 | 101-101-819.100 | AUDIT FEE                                    | 26,360       | 28,000            | 27,000                                         | 27,000           |            |                             |                        |                       |                                  |                                     |                                        | 27,000            |  |
| 34 | 101-101-804.000 | BANK FEE                                     | 2,908        | 2,500             | 2,519                                          | 2,500            |            |                             |                        |                       |                                  |                                     |                                        | 2,500             |  |
| 35 | 101-XXX-820.000 | INSURANCE PROPERTY                           | 16,350       | 33,000            | 24,242                                         | 23,000           |            |                             |                        |                       |                                  |                                     |                                        | 23,000            |  |
| 36 | 101-101-994.100 | INTEREST EXPENSE (LoC)                       | 40,141       | 56,000            | 67,134                                         | 60,000           |            |                             |                        |                       |                                  |                                     |                                        | 60,000            |  |
| 37 | 101-201-961.000 | PROPERTY TAXES                               | 7,886        | 2,000             | 11,382                                         | 2,000            |            |                             |                        |                       |                                  |                                     |                                        | 2,000             |  |
| 38 | 101-201-967.000 | LOSS ON INVENTORY                            |              | -                 | -                                              | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |  |
| 39 | 101-101-968.000 | DEPRECIATION AND DEPLETION                   | 34,649       | 35,000            | -                                              | 21,000           | 14,000     |                             |                        |                       |                                  |                                     |                                        | 35,000            |  |

|    | Account Number   | DESCRIPTION                                      | Actual 2024 | Total 2025 Budget | ACTUAL 1/1/25 TO 9/30/25 | 101 GENERAL FUND | 300 RENTAL | 204 NEIGHBOR HOODS IN BLOOM | 230 BLIGHT ELIMINATION | 252 STATE ENHANCEMENT | HOUSING TRUST FUND - HOME REPAIR | 250 HOUSING TRUST FUND - ROW HOUSES | 250 HOUSING TRUST FUND - SINGLE FAMILY | Total 2026 Budget |
|----|------------------|--------------------------------------------------|-------------|-------------------|--------------------------|------------------|------------|-----------------------------|------------------------|-----------------------|----------------------------------|-------------------------------------|----------------------------------------|-------------------|
| 40 | 101-101-819.400  | LEGAL-ADMINISTRATIVE                             | 6,948       | 5,000             | 3,591                    | 5,000            |            |                             |                        |                       |                                  |                                     |                                        | 5,000             |
| 41 | 101-201-819.400  | LEGAL-PROPERTIES                                 | 48          | 2,700             | 188                      | 2,500            |            |                             |                        |                       |                                  |                                     |                                        | 2,500             |
| 42 | 101-201-831.XXX  | CODE COMPLIANCE                                  | 1,055       | 1,500             | 1,905                    | 1,500            |            |                             |                        |                       |                                  |                                     |                                        | 1,500             |
| 43 | 101-XXX-931.010  | LAWN & SNOW                                      | 120,243     | 150,000           | 111,046                  | 150,000          |            |                             |                        |                       |                                  |                                     |                                        | 150,000           |
| 44 | 101-101-921.000  | UTILITIES-OFFICE                                 | 3,833       | 3,000             | 4,189                    | 3,000            |            |                             |                        |                       |                                  |                                     |                                        | 3,000             |
| 45 | 101-201-921.000  | UTILITIES-PROPERTIES                             | 4,621       | 8,000             | 7,192                    | 7,000            |            |                             |                        |                       |                                  |                                     |                                        | 7,000             |
| 46 | 101-101-931.000  | MAINTENANCE-OFFICE                               | 6,066       | 7,000             | 2,987                    | 4,000            |            |                             |                        |                       |                                  |                                     |                                        | 4,000             |
| 47 | 101-201-931.000  | MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)      | 3,936       | 25,000            | 14,728                   | 4,000            | 10,000     |                             |                        |                       |                                  |                                     |                                        | 14,000            |
| 48 | 101-101-980.100  | RENOVATIONS - OFFICE                             |             | 3,000             | -                        | 5,000            |            |                             |                        |                       |                                  |                                     |                                        | 5,000             |
| 49 | 101-201-980.100  | RENOVATIONS-PROPERTIES                           | 4,452       | 20,000            | 193,003                  | 15,000           |            |                             |                        | 400,000               |                                  |                                     |                                        | 415,000           |
| 50 | 250-201-980.100  | RENOVATIONS-HOUSING TRUST FUND                   | 2,122,326   | 4,130,117         | 865,729                  |                  |            |                             |                        |                       | 264,000                          | 1,400,000                           | 657,000                                | 2,321,000         |
| 51 | 251-201-980.1000 | RENOVATION - MSDHA                               |             | -                 | -                        |                  |            |                             |                        |                       |                                  | 800,000                             |                                        | 800,000           |
| 52 | 101-201-962.000  | DEVELOPMENT EXPENSE                              | 3,025       | 5,000             | 25                       | 20,000           |            |                             |                        | 1,000,000             |                                  |                                     |                                        | 1,020,000         |
| 53 | 101-201-967.100  | COST OF PROJECTS-INVENTORY (value of sold props) | 99,740      | 74,000            | 709,348                  | 35,000           |            |                             |                        |                       |                                  |                                     |                                        | 35,000            |
| 54 | 101-201-955.100  | PERMITS                                          |             | -                 | 1,039                    | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |
| 55 | 101-XXX-806.050  | SURVEY                                           | 575         | -                 | -                        |                  |            |                             |                        |                       |                                  |                                     |                                        | -                 |
| 56 | 101-201-806.000  | APPRAISAL                                        | 400         | -                 | 500                      | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |
| 57 | 230-201-980.100  | SLBA BLIGHT ELIMINATION FUNDS                    | 933,026     | 1,437,039         | 1,080,624                |                  |            |                             | 219,000                |                       |                                  |                                     |                                        | 219,000           |
| 58 | 220-201-980.500  | DEMOLITION (emergency)                           |             | -                 | -                        |                  |            |                             |                        |                       |                                  |                                     |                                        | -                 |
| 59 | 300-101-760.000  | RENTAL MANAGEMENT - IC Housing Comm              | 9,308       | 8,000             | 3,512                    |                  | 6,200      |                             |                        |                       |                                  |                                     |                                        | 6,200             |
| 60 | 300-201-803.000  | HOA/CONDO FEE                                    | 11,745      | 15,080            | 9,120                    |                  | 13,000     |                             |                        |                       |                                  | 5,000                               |                                        | 18,000            |
| 61 | 101-101-805.000  | SECURITY                                         | 612         | 600               | 645                      | 600              |            |                             |                        |                       |                                  |                                     |                                        | 600               |
| 62 | 101-XXX-818.000  | CONTRACTUAL SERVICE - IT, Acct, Gardens          | 66,964      | 62,000            | 113,944                  | 55,000           |            |                             |                        |                       |                                  |                                     |                                        | 55,000            |
| 63 | 101-101-819.000  | SOFTWARE - BSA, ePP, website platform            | 23,886      | 30,000            | 24,987                   | 30,000           |            |                             |                        |                       |                                  |                                     |                                        | 30,000            |
| 64 | 101-101-850.000  | COMMUNICATION - Comcast, AT&T                    | 3,091       | 3,800             | 2,351                    | 3,000            |            |                             |                        |                       |                                  |                                     |                                        | 3,000             |
| 65 | 101-XXX-726.010  | SUPPLIES                                         | 6,068       | 5,000             | 3,121                    | 4,000            |            |                             |                        |                       |                                  |                                     |                                        | 4,000             |
| 66 | 101-101-728.000  | POSTAGE                                          | 1,148       | 1,500             | 1,034                    | 1,200            |            |                             |                        |                       |                                  |                                     |                                        | 1,200             |
| 67 | 101-101-819.200  | CONSULTANTS                                      | 7,064       | 6,000             | 11,340                   | 6,000            |            |                             |                        |                       |                                  |                                     |                                        | 6,000             |
| 68 | 101-101-819.200  | CONSULTANTS - Brownfield                         |             | -                 | -                        | -                |            |                             |                        |                       |                                  |                                     |                                        | -                 |
| 69 | 101-101-851.000  | MEDIA/PR - GravityWorks, events, recruitment     | 902         | 3,500             | 1,457                    | 6,000            |            |                             |                        |                       |                                  |                                     |                                        | 6,000             |
| 70 | 101-101-746.060  | MEMBERSHIPS                                      | 3,224       | 3,000             | 2,909                    | 3,000            |            |                             |                        |                       |                                  |                                     |                                        | 3,000             |
| 71 | 101-101-726.090  | VEHICLE EXPENSE                                  | 3,118       | 4,500             | 1,875                    | 3,000            |            |                             |                        |                       |                                  |                                     |                                        | 3,000             |
| 72 | 101-101-861.100  | TRAVEL - Mileage                                 | 3,144       | 2,000             | 1,992                    | 2,000            |            |                             |                        |                       |                                  |                                     |                                        | 2,000             |
| 73 | 101-101-901.000  | AMERICORPS MEMBER                                |             | 20,000            |                          |                  |            |                             |                        |                       |                                  |                                     |                                        |                   |
| 74 | 101-101-960.500  | PROF.TRAINING/CONFERENCES                        | 4,422       | 10,000            | 2,373                    | 6,000            |            |                             |                        |                       |                                  |                                     |                                        | 6,000             |
| 75 | XXX-101-702.000  | PAYROLL REIMBURSEMENT                            | 472,118     | 481,604           | 297,416                  | 120,287          |            | 4,500                       | 45,288                 | 95,000                | 35,820                           | 95,000                              | 110,393                                | 506,288           |
| 76 | 101-101-821.100  | PAYROLL SERVICE FEE                              | 2,232       | 2,000             | 2,766                    | 3,000            |            |                             |                        |                       |                                  |                                     |                                        | 3,000             |
| 77 | XXX-101-715.000  | HEALTH INSURANCE PREMIUM (BENEFITS)              | 69,422      | 90,000            | 64,447                   | 102,000          |            |                             |                        |                       |                                  |                                     |                                        | 102,000           |
| 78 | XXX-101-710.000  | EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)  | 38,458      | 43,000            | 23,017                   | 39,000           |            | 500                         |                        |                       |                                  |                                     |                                        | 39,500            |
| 79 | XXX-101-716.000  | UNEMPLOYMENT INSURANCE REIMBURSEMENT             |             | -                 |                          |                  |            |                             |                        |                       |                                  |                                     |                                        | -                 |
| 80 | XXX-101-712.000  | WORKER'S COMP PREMIUM                            | 6,407       | 10,000            | 6,366                    | 10,000           |            |                             |                        |                       |                                  |                                     |                                        | 10,000            |
|    |                  | TOTAL EXPENSES                                   | 4,250,966   | 8,370,439         | 3,903,268                | 945,587          | 43,200     | 20,000                      | 264,288                | 1,495,000             | 299,820                          | 2,300,000                           | 767,393                                | 6,135,288         |
|    |                  | NET OF REVENUES & EXPENDITURES                   | 655,277     | 927               | (598,323)                | (2,587)          | 18,800     | -                           | 712                    | -                     | 180                              | -                                   | 940                                    | 18,045            |
|    |                  | LOC BALANCE                                      |             |                   | 1,031,569.33             |                  |            |                             |                        |                       |                                  |                                     |                                        |                   |

Ingham County Land Bank - Pay Levels / Grades / Steps

9/17/2025

| Position Grade | Steps    |          |          |          |          |          |          |           |
|----------------|----------|----------|----------|----------|----------|----------|----------|-----------|
|                | 1        | 2        | 3        | 4        | 5        | 6        | 7        | 8         |
| LB-1           | 34101.39 | 35693.42 | 37363.04 | 39111.28 | 40939.39 | 42986.36 | 45135.68 | 47392.46  |
| LB-2           | 36507.95 | 38333.35 | 40250.02 | 42262.52 | 44375.64 | 46594.43 | 48924.15 | 51370.35  |
| LB-3           | 38985.23 | 40807.73 | 42715.71 | 44712.72 | 46803.33 | 49143.49 | 51600.67 | 54180.70  |
| LB-4           | 41643.68 | 43590.35 | 45628.13 | 47759.92 | 49994.05 | 52493.75 | 55118.44 | 57874.36  |
| LB-5           | 44839.81 | 46933.95 | 49130.22 | 51424.67 | 53828.94 | 56520.39 | 59346.41 | 62313.73  |
| LB-6           | 48571.12 | 50841.65 | 53218.05 | 55706.35 | 58307.60 | 61222.98 | 64284.13 | 67498.34  |
| LB-7           | 53158.77 | 55642.91 | 58244.16 | 60963.97 | 63815.44 | 67006.21 | 70356.52 | 73874.35  |
| LB-8           | 57981.25 | 60692.53 | 63531.10 | 66499.68 | 69605.12 | 73085.38 | 76739.64 | 80576.63  |
| LB-9           | 63413.58 | 66376.96 | 69478.03 | 72725.95 | 76125.50 | 79931.78 | 83928.37 | 88124.79  |
| LB-10          | 68489.20 | 71691.57 | 75039.74 | 78544.75 | 82216.99 | 86327.84 | 90644.23 | 95176.45  |
| MC 12          | 75076.87 | 78581.80 | 82251.54 | 86093.75 | 90111.79 | 94617.38 | 99348.25 | 104315.66 |

Ingham County Land Bank - Professional Grade Levels

8/29/22

|                                                                                          |                     | <u>Description</u> | <u>Step</u> | <u>Hourly Rate</u> | <u>nnual Salary</u> | <u>Increase</u> |
|------------------------------------------------------------------------------------------|---------------------|--------------------|-------------|--------------------|---------------------|-----------------|
| Executive Director<br>corresponds to Purchasing Director                                 | Grade MC 12         |                    | 1           | 36.0946            | 75076.87            |                 |
|                                                                                          |                     |                    | 2           | 37.7797            | 78581.80            | 5%              |
|                                                                                          |                     |                    | 3           | 39.5440            | 82251.54            | 5%              |
|                                                                                          |                     |                    | 4           | 41.3912            | 86093.75            | 5%              |
|                                                                                          |                     |                    | 5           | 43.3230            | 90111.79            | 5%              |
|                                                                                          |                     |                    | 6           | 45.4891            | 94617.38            | 5%              |
|                                                                                          |                     |                    | 7           | 47.7636            | 99348.25            | 5%              |
|                                                                                          |                     |                    | 8           | 50.1518            | 104315.66           | 5%              |
| Finance & Administration Manager<br>corresponds to Lead Sr Acct, Fin Serv                | Grade 9             |                    | 1           | 30.4873            | 63413.58            |                 |
|                                                                                          |                     |                    | 2           | 31.9120            | 66376.96            | 5%              |
|                                                                                          |                     |                    | 3           | 33.4029            | 69478.03            | 5%              |
|                                                                                          |                     |                    | 4           | 34.9644            | 72725.95            | 5%              |
|                                                                                          |                     |                    | 5           | 36.5988            | 76125.50            | 5%              |
|                                                                                          |                     |                    | 6           | 38.4287            | 79931.78            | 5%              |
|                                                                                          |                     |                    | 7           | 40.3502            | 83928.37            | 5%              |
|                                                                                          |                     |                    | 8           | 42.3677            | 88124.79            | 5%              |
| Real Estate Specialist<br>corresponds to Real Prop Appraiser /<br>project coordinator    | Grade 9             |                    | 1           | 30.4873            | 63413.58            |                 |
|                                                                                          |                     |                    | 2           | 31.9120            | 66376.96            | 5%              |
|                                                                                          |                     |                    | 3           | 33.4029            | 69478.03            | 5%              |
|                                                                                          |                     |                    | 4           | 34.9644            | 72725.95            | 5%              |
|                                                                                          |                     |                    | 5           | 36.5988            | 76125.50            | 5%              |
|                                                                                          |                     |                    | 6           | 38.4287            | 79931.78            | 5%              |
|                                                                                          |                     |                    | 7           | 40.3502            | 83928.37            | 5%              |
|                                                                                          |                     |                    | 8           | 42.3677            | 88124.79            | 5%              |
| Emerging Developer Outreach Coordinator<br>grant position currently expiring in Oct 2025 | Grade 9.1<br>(temp) |                    | 1           | 30.4873            | 63413.58            |                 |
|                                                                                          |                     |                    | 2           | 31.9120            | 66376.96            | 5%              |
|                                                                                          |                     |                    | 3           | 33.4029            | 69478.03            | 5%              |
|                                                                                          |                     |                    | 3.5         | 34                 | 70720.00            | 5%              |
|                                                                                          |                     |                    | 4           | 35.7               | 74256.00            | 5%              |
|                                                                                          |                     |                    | 5           | 37.485             | 77968.80            | 5%              |
| Grants & Procurement Manager<br>corresponds to Grants Coordinator                        | Grade 8             |                    | 1           | 27.8756            | 57981.25            |                 |
|                                                                                          |                     |                    | 2           | 29.1791            | 60692.53            | 5%              |

|                                              |         |   |         |          |    |
|----------------------------------------------|---------|---|---------|----------|----|
|                                              |         | 3 | 30.5438 | 63531.10 | 5% |
|                                              |         | 4 | 31.9710 | 66499.68 | 5% |
|                                              |         | 5 | 33.4640 | 69605.12 | 5% |
|                                              |         | 6 | 35.1372 | 73085.38 | 5% |
|                                              |         | 7 | 36.8941 | 76739.64 | 5% |
|                                              |         | 8 | 38.7388 | 80576.63 | 5% |
| Construction Manager                         | Grade 6 | 1 | 23.3515 | 48571.12 |    |
| corresponds to Bldg Maint Supervisor         |         | 2 | 24.4431 | 50841.65 | 5% |
| / Santarian I                                |         | 3 | 25.5856 | 53218.05 | 5% |
|                                              |         | 4 | 26.7819 | 55706.35 | 5% |
|                                              |         | 5 | 28.0325 | 58307.60 | 5% |
|                                              |         | 6 | 29.4341 | 61222.98 | 5% |
|                                              |         | 7 | 30.9058 | 64284.13 | 5% |
|                                              |         | 8 | 32.4511 | 67498.34 | 5% |
|                                              |         | 9 | 34.0737 | 70873.25 | 5% |
| Architectural Construction Manager           | Grade 9 | 1 | 30.4873 | 0.00     |    |
|                                              |         | 2 | 31.9120 | 0.00     | 5% |
|                                              |         | 3 | 33.4029 | 0.00     | 5% |
|                                              |         | 4 | 34.9644 | 72725.95 | 5% |
|                                              |         | 5 | 36.5988 | 76125.50 | 5% |
|                                              |         | 6 | 38.4287 | 79931.78 | 5% |
|                                              |         | 7 | 40.3502 | 83928.37 | 5% |
|                                              |         | 8 | 42.3677 | 88124.79 | 5% |
| Construction Field Coordinator               | Grade 4 | 1 | 20.021  | 41643.68 |    |
|                                              |         | 2 | 20.9569 | 43590.35 | 5% |
|                                              |         | 3 | 21.9366 | 45628.13 | 5% |
|                                              |         | 4 | 22.9615 | 47759.92 | 5% |
|                                              |         | 5 | 24.0356 | 49994.05 | 5% |
|                                              |         | 6 | 25.2374 | 52493.75 | 5% |
|                                              |         | 7 | 26.4992 | 55118.44 | 5% |
|                                              |         | 8 | 27.8242 | 57874.36 | 5% |
| Garden Coordinator / Sales Assoc             | Grade 4 | 1 | 20.0210 | 41643.68 |    |
| corresponds to Sr Grounds Keeper             |         | 2 | 20.9569 | 43590.35 | 5% |
|                                              |         | 3 | 21.9366 | 45628.13 | 5% |
|                                              |         | 4 | 22.9615 | 47759.92 | 5% |
|                                              |         | 5 | 24.0356 | 49994.05 | 5% |
|                                              |         | 6 | 25.2374 | 52493.75 | 5% |
|                                              |         | 7 | 26.4992 | 55118.44 | 5% |
|                                              |         | 8 | 27.8242 | 57874.36 | 5% |
| Garden Coordinator                           | Grade 3 | 1 | 18.7429 | 38985.23 |    |
|                                              |         | 2 | 19.6191 | 40807.73 | 5% |
|                                              |         | 3 | 20.5364 | 42715.71 | 5% |
|                                              |         | 4 | 21.4965 | 44712.72 | 5% |
|                                              |         | 5 | 22.5016 | 46803.33 | 5% |
|                                              |         | 6 | 23.6267 | 49143.49 | 5% |
|                                              |         | 7 | 24.8080 | 51600.67 | 5% |
|                                              |         | 8 | 26.0484 | 54180.70 | 5% |
| Demolition & Property Maintenance Specialist | Grade 5 | 1 | 21.5576 | 44839.81 |    |
|                                              |         | 2 | 22.5644 | 46933.95 | 5% |
|                                              |         | 3 | 23.6203 | 49130.22 | 5% |
|                                              |         | 4 | 24.7234 | 51424.67 | 5% |
|                                              |         | 5 | 25.8793 | 53828.94 | 5% |
|                                              |         | 6 | 27.1733 | 56520.39 | 5% |

|                                                                                      |         |   |         |          |    |
|--------------------------------------------------------------------------------------|---------|---|---------|----------|----|
| adding Procurement responsibilities                                                  |         | 6 | 27.7    | 57616.00 | 7% |
|                                                                                      |         | 7 | 28.5319 | 59346.41 | 5% |
|                                                                                      |         | 8 | 29.9585 | 62313.73 | 5% |
| Property Maintenance Specialist<br>corresponds to Bldg Maint Tech II                 | Grade 3 | 1 | 18.7429 | 38985.23 |    |
|                                                                                      |         | 2 | 19.6191 | 40807.73 | 5% |
|                                                                                      |         | 3 | 20.5364 | 42715.71 | 5% |
|                                                                                      |         | 4 | 21.4965 | 44712.72 | 5% |
|                                                                                      |         | 5 | 22.5016 | 46803.33 | 5% |
|                                                                                      |         | 6 | 23.6267 | 49143.49 | 5% |
|                                                                                      |         | 7 | 24.8080 | 51600.67 | 5% |
|                                                                                      |         | 8 | 26.0484 | 54180.70 | 5% |
| Construction Grant Administrator                                                     | Grade 4 | 1 | 20.0210 | 41643.68 |    |
|                                                                                      |         | 2 | 20.9569 | 43590.35 | 5% |
|                                                                                      |         | 3 | 21.9366 | 45628.13 | 5% |
|                                                                                      |         | 4 | 22.9615 | 47759.92 | 5% |
|                                                                                      |         | 5 | 24.0356 | 49994.05 | 5% |
|                                                                                      |         | 6 | 25.2374 | 52493.75 | 5% |
|                                                                                      |         | 7 | 26.4992 | 55118.44 | 5% |
|                                                                                      |         | 8 | 27.8242 | 57874.36 | 5% |
| Program Administrator<br>corresponds to Admin Assist, Envir Health                   | Grade 3 | 1 | 18.7429 | 38985.23 |    |
|                                                                                      |         | 2 | 19.6191 | 40807.73 | 5% |
|                                                                                      |         | 3 | 20.5364 | 42715.71 | 5% |
|                                                                                      |         | 4 | 21.4965 | 44712.72 | 5% |
|                                                                                      |         | 5 | 22.5016 | 46803.33 | 5% |
|                                                                                      |         | 6 | 23.6267 | 49143.49 | 5% |
|                                                                                      |         | 7 | 24.8080 | 51600.67 | 5% |
|                                                                                      |         | 8 | 26.0484 | 54180.70 | 5% |
| Receptionist                                                                         | Grade 1 | 1 | 16.3949 | 34101.39 |    |
|                                                                                      |         | 2 | 17.1603 | 35693.42 | 5% |
|                                                                                      |         | 3 | 17.9630 | 37363.04 | 5% |
|                                                                                      |         | 4 | 18.8035 | 39111.28 | 5% |
|                                                                                      |         | 5 | 19.6824 | 40939.39 | 5% |
|                                                                                      |         | 6 | 20.6665 | 42986.36 | 5% |
|                                                                                      |         | 7 | 21.6998 | 45135.68 | 5% |
|                                                                                      |         | 8 | 22.7848 | 47392.46 | 5% |
| Program Director<br>corresponds to Land Bank Coordinator<br>/ Brownfield Coordinator | Grade 6 | 1 | 23.3515 | 48571.12 |    |
|                                                                                      |         | 2 | 24.4431 | 50841.65 | 5% |
|                                                                                      |         | 3 | 25.5856 | 53218.05 | 5% |
|                                                                                      |         | 4 | 26.7819 | 55706.35 | 5% |
|                                                                                      |         | 5 | 28.0325 | 58307.60 | 5% |
|                                                                                      |         | 6 | 29.4341 | 61222.98 | 5% |
|                                                                                      |         | 7 | 30.9058 | 64284.13 | 5% |
|                                                                                      |         | 8 | 32.4511 | 67498.34 | 5% |
| Sales Associate                                                                      | Grade 5 | 1 | 21.5576 | 44839.81 |    |
|                                                                                      |         | 2 | 22.5644 | 46933.95 | 5% |
|                                                                                      |         | 3 | 23.6203 | 49130.22 | 5% |
|                                                                                      |         | 4 | 24.7234 | 51424.67 | 5% |
|                                                                                      |         | 5 | 25.8793 | 53828.94 | 5% |
|                                                                                      |         | 6 | 27.1733 | 56520.39 | 5% |
|                                                                                      |         | 7 | 28.5319 | 59346.41 | 5% |
|                                                                                      |         | 8 | 29.9585 | 62313.73 | 5% |

Communications Narrative / Executive Director's Report

10/13/25

- 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. Resolutions were adopted and documents signed. Note Series 2025 was filed with the State.
- 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](http://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 was held in Marquette, MI, on October 6-8. All staff attended. New policies were discussed. There were 2 sessions about economic development, that everyone pulled something from. Sustainability and Mass Timber sessions were interesting. Networking is always a plus, and we each came back with new contacts and reference material.
- Emerging Developer workshops and networking events are still continuing to be successful, and the Land Bank is looking to partner with other agencies to combine efforts and help keep this program effective. We need more contractors to learn skilled trades, furthering our progress to build more housing. Land Bank is in the mist of creating a new website to accommodate resources for emerging developers.