



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 THURSDAY, JANUARY 22, 2026 AT 4:30 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/81100357670?pwd=7xaejltqSc0aba7bNE243CxCbC1Ok.1>

Meeting ID: 811 0035 7670

Passcode: 260196

Dial by your location

+1 929 205 6099 US (New York)
+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Germantown)
+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)
+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 November 17, 2025

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties
3. Administration
 - A. Accounts Payable – November & December 2025
 - B. Board of Directors Meetings Schedule 2026 draft
 - C. Communications Narrative / Executive Director's Report
 - D. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case
EXECUTIVE DIRECTOR
rcase@ingham.org

3024 Turner Street
Lansing MI 48906

517.267.5221
www.inghamlandbank.org



NOVEMBER 17, 2025 ANNUAL MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

<https://us02web.zoom.us/j/89359818633?pwd=hXdw06sKf6ywIk0Psg0W2e0uRHUKcc.1>

Meeting ID: 893 5981 8633

Passcode: 992651

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

CALL TO ORDER

Chairperson Fox called the November 17, 2025 Regular Meeting of the Ingham County Land Bank to order at 4:26 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Morgan, Van Fossen

Members Absent: Grebner, Sebolt,

Others Present: Tim Perrone, David Burns, Roxanne Case

APPROVAL OF THE MINUTES

MINUTES OF OCTOBER 20 ACCEPTED AND PLACED ON FILE.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. David Burns stated that the developer of the Glenbrook property was scheduled to present but has not responded. In any event, the project is a good housing project and the Land Bank would like to move forward. Mr. Van Fossen stated that Allen Edwin is interested in the Life O'Riley property and may have 2 projects going on simultaneously. All at the table believe that Allen Edwin can manage both projects. The Miller Crossing development is great and moving along at a fast pace.

B. Resolution 25-XX to Authorize the Sale of 3 Vacant Adjacent Parcels on Glenbrook to Allen Edwin Homes

MOTION MOVED BY COMMISSIONER MORGAN, SUPPORTED BY RAWLEY VAN FOSSEN

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE THE SALE OF THREE VACANT PARCELS
OFF GLENBROOK DR, LANSING, FOR DEVELOPMENT TO ALLEN EDWIN HOMES**

RESOLUTION 25-05

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

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

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

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of commercial property which require board approval;

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

WHEREAS, Allen Edwin Homes would like to purchase three (3) adjacent vacant parcels, at 3430 Glenbrook Dr (parcel # 33-01-01-31-126-291), Holmes Rd (parcel # 33-01-01-31-126-281), and Berwick Dr (parcel # 33-01-01-31-128-125), that total approximately five (5) acres of land. It is a Planned Unit Development of up to 25 single-family homes that will be held as rentals in their large portfolio of residential real estate. Meetings have been completed with City of Lansing's Zoning Dept in order to have the properties zoned for more density, and eventually, the buyer will need to go through a zoning approval process. Road infrastructure and utilities will all need to be approved and installed to make this project work; and

WHEREAS, Allen Edwin Homes will purchase the parcels for \$3000 for each approved lot with a minimum of \$33,000. The construction of the homes will be staggered based on market conditions, but construction will continue until all parcels are built; and

WHEREAS, the Purchase Agreement will have a reverter on the properties to start construction within a 12-month timeframe starting on the closing date; and

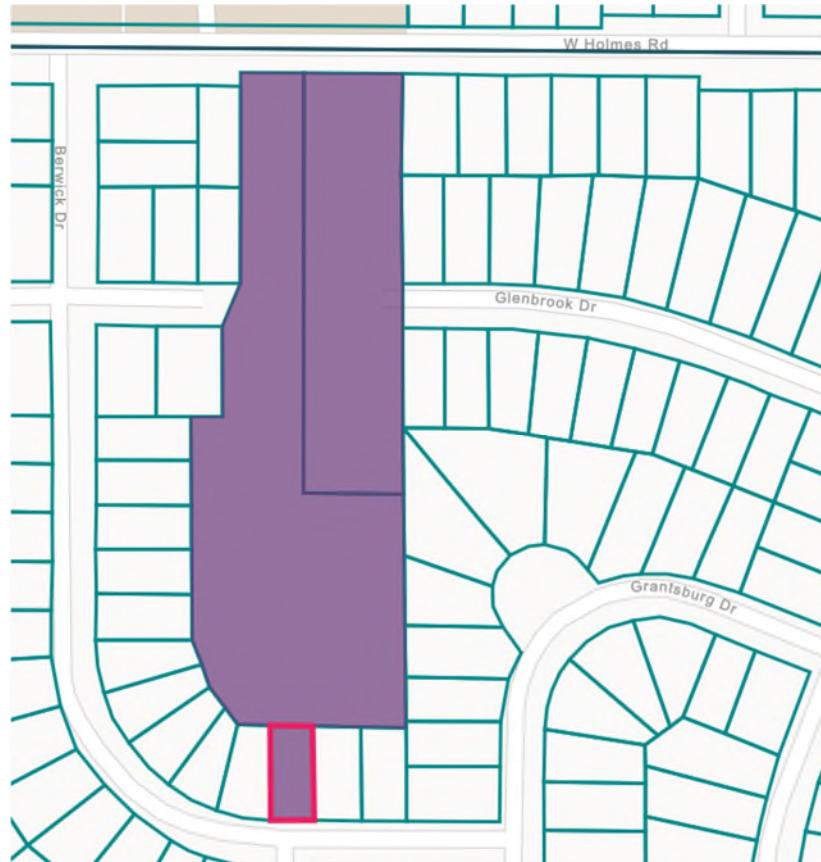
THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these parcels to Allen Edwin Homes for \$3000 for each approved lot with a minimum total of \$33,000.

AYE: Fox, Morgan, Van Fossen ABSENT: Grebner, Sebolt NAY: None Adopted: 11/17/25

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PARCEL NO.	ACREAGE
33-01-01-31-126-291	3.37
33-01-01-31-126-281	1.75
33-01-01-31-128-125	60x125 .172 Berwick Dr



NOVEMBER 17, 2025 ANNUAL MEETING

2. Residential

A. List of Properties – No comments.

3. Administration

A. Accounts Payable – October 2025

Accepted and on file.

B. Budget 2025 Amendment

Director Case stated that it was all about timing and the Land Bank was about \$1M down from originally budgeted.

MOTION MOVED TO ADOPT THE AMENDED BUDGET BY COMMISSIONER MORGAN, SUPPORTED BY RAWLEY VAN FOSSEN

C. Communications Narrative / Executive Director's Report

No comments or questions.

D. Legal

Mr. Tim Perrone stated that quiet title action was underway, and that Wednesday, Nov 19th would be the third public and final posting. Chair Fox reminded the Board that there are three properties that the Land Bank purchased for expedited renovation through a non-profit, Eastside Community Action Center. Mr. Perrone stated that the court date has been set for Dec 10th, and that no one person has shown interest as of yet.

Chair Fox stated that a property on Loa St will be coming back through the Housing Trust Fund to the Land Bank from a developer that was unsuccessful at developing. The property will be quitclaim deeded back to the Land Bank by the end of the year.

Chair Fox stated that 9 properties were not sold at the tax foreclosure auction and the next step is rejection or acceptance thru the municipalities in their December meetings. A few of these were parcels that tax foreclosed previously, received by the Land Bank and then resold. These have come back through foreclosure again. Conversation stemmed around whether the Land Bank could sell with the condition of sale to combine after.

NOVEMBER 17, 2025 ANNUAL MEETING

4. Limited public comment

None

5. Announcements, Comments, or other Questions

None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 4:46pm.

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

Commercial / Multi-Family Properties - Sale Status Report

1/16/2026

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
1 33-01-01-08-427-021	(715) W Willow	Lansing	Value to be determined	8.01 acres. Land Bank considering options to find a qualified developer. Several years ago an RFP yielded a 9% MSHDA response. To help lower costs for a developer, grant money will be used for some pre-development activities. Land Bank will determine specifics after engaging a civil engineer. Project priorities will be, affordable home ownership, density, missing middle and consistent design features. A project on this site will require subsidy and an experienced developer.
2 33-01-01-09-127-022	W North St	Lansing	Value to be determined	Waiting until bottle plant redevelopment has begun before relisting. Possible extra land available with part of Reasoner Park.
3 33-01-01-09-177-003 33-01-01-09-176-062 33-01-01-09-176-073 33-01-01-09-176-082	1506 N Grand River Ave (Bottling Plant) N Capitol Ave 1611 N Capitol Ave 1617 N Capitol Ave	Lansing	Value to be determined	Land Bank and Chair met with LEDC and MEDC to update them on the previous proposal and to brainstorm development concepts and how to execute finding a qualified developer. The same group will meet a second time soon. More to follow after 2nd meeting.
4 33-01-01-29-305-122	2130 W Holmes (Pleasant Grove School)	Lansing	Value to be determined	Holmes and Pleasant Grove, LLC and the Land Bank have been meeting and working together to develop this property in phases. First phase will be a 3-story mixed-use building containing 30 apartments and 5200 sq. ft. of commercial space. LAFCU will use most of the commercial space for a branch location and a separate community room to be used by their foundation. Financial literacy, employment training and other community supportive services will be their focus. The project will utilize limited debt financing, Brownfield / TIF incentives, a legislative grant, and a unique community investment fund 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 are approved. Building plans will be submitted soon. Brownfield plan was approved by City Council on August 11. Construction start will be in February 2026. The site for Phase 1 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 Investment Fund has been established and will begin the equity raise soon. Cinnaire to provide a bridge loan so construction costs can be paid. Information about the Community Trust can be found at the following website: www.LansingGrowthFund.com

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
5 33-17-14-21-351-019	104 Worthington Place Dr.	Leslie	List price: TBD	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. Staff has begun conservation with Allen Edwin Homes to develop this property. They are interested in pursuing a large phased single family home development with a mix of rentals and for sale units. More to follow.
6 33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie	Value to be determined	Capitol Area Housing Partnership (CAHP) didn't get funding for their project and the PA was canceled. We are considering alternatives for financing the 10 home project. The city of Leslie has approved 10 SF lots on the site. Consumers Energy has begun the planning and design for Gas and electric to be stubbed onto each parcel. The City of Leslie will stub water and sewer onto each parcel. Land Bank will pay for all the utility extensions with grant money. Goal remains to have 10 homes built.
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. A single family that cuts into this site has been listed for sale. Staff will inquire about price and consider options to purchase the home, making the site more attractive for development.
8 33-21-01-07-352-005	(3600) W Saginaw St (billboard lot) Lansing Township	Lansing	10% net revenue of EV Charging Station	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. Staff and the developer has met with Lansing Township to discuss site plan and related items. All development costs will be paid by the lessee. Lease payment will be 10% of revenue generated. Site plan will be submitted to Lansing Twp. 1-16-26 to start the approval process. A short list of due-diligence remain on Land Bank staff to confirm 5/50 tax capture on long-term lease. Billboard lease remains.

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
9 Various parcel #s	E Park Terrace / May / Saginaw / Penn	Lansing	\$34,722	Staff and developer renegotiated a purchase agreement which allows developer to purchase all our properties before they are ready to begin construction. Land Bank will receive additional compensation over time to account for loss of the tax capture. We are waiting for the revised PA. A large residential development is being planned. Developer owns approximately 20 parcels, Land Bank owns 21 parcels and there are several homes privately owned that the developer is continuing to negotiate purchases. To date developer has invested nearly \$1,000,000 into the whole of the site area. He is heavily invested in a development. This will be a phased development based on market demand.
10 33-01-01-31-126-291 33-01-01-31-126-281 33-01-01-31-128-125	Holmes Rd / Glenbrook Dr (5.76 acres)	Lansing	TBD	2 parcels plus 1 lot totaling 5.76 acres. Zoning allows one house per lot unless rezoned. Rezoning is unlikely. A Planned Unit Development is best chance for developing this site. Allen Edwin Homes site planed approximately 25 houses that will be held as rentals in their large portfolio of residential real-estate. We have a signed Purchase Agreement. Developer will make a short presentation to this board at the March board meeting. The approval process will take a year or a bit more. Staff supports this developer and their proposed project. Resolution to sell this site was approved.

				Status & Date (On Development, Market, Pending, Sold)	
	Parcel Number	Address	City	Market List Price or Contract Price	
11	33-01-01-17-204-232 33-01-01-17-204-xxx 33-01-01-17-204-xxx 33-01-01-17-204-xxx 33-01-01-17-204-xxx	Pointe West Condos 5 units 1213 W Saginaw St 1217 W Saginaw St 1221 W Saginaw St 1225 W Saginaw St 1229 W Saginaw St	Lansing	Listing price targeting \leq 120% AMI qualification	Project is complete and has all approvals and permits. One unit sold. 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 33-01-01-17-231-031 33-01-01-17-231-021 33-01-01-17-231-011	Genesee Pointe Condos 4 units 416 N Martin Luther King Jr Blvd 418 N Martin Luther King Jr Blvd 422 N Martin Luther King Jr Blvd 424 N Martin Luther King Jr Blvd	Lansing	Listing price targeting \leq 120% AMI qualification	Project is 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 33-01-01-15-376-021 33-01-01-15-376-031	Hickory Pointe Condos 4 unit S Pennsylvania Ave (413-415-419)		Listing price targeting \leq 120% AMI qualification	Site design and building plans are complete and have been approved by City of Lansing. Both projects are under construction. An \$800,000 MSHDA NHID Grant was awarded at \$100,000 per unit. In return 1 unit per building must be sold to a 60% AMI buyer. These two buildings will have one HOA. Construction completion by spring of 2026. Each site is moving along nicely after some minor complications with utility permits on both sites and a few minor grading plan issues on the 400 block site.
14	33-01-01-15-378-043 33-01-01-15-378-044	Pointe East Condos 4 units S Pennsylvania Ave (500 block)		Listing price targeting \leq 120% AMI qualification	

Residential or Vacant Properties Update

1/16/2026

November & December 2025 Sales

<u>Parcel #</u>	<u>Address</u>	<u>City</u>	<u>Sold Amount</u>	<u>Sold Date</u>
33-01-01-15-258-152	123 Ferguson St	Lansing	180000	12/05/2025
33-01-01-15-258-161	125 Ferguson St	Lansing	185000	01/15/2026
33-01-01-15-258-171	127 Ferguson St	Lansing	180000	12/17/2025
33-01-01-15-258-181	1320 Jerome St	Lansing	200000	12/17/2025
33-01-01-15-258-192	1316 Jerome St	Lansing	180000	12/22/2025
33-01-01-15-426-351	Allen St (122)	Lansing	7500	11/24/2025
33-01-01-17-401-351	W Michigan Avenue (1109)	Lansing	1500	01/05/2026

Residential Properties - in progress

<u>Parcel #</u>	<u>Address</u>	<u>Project type / Notes</u>
33-01-01-09-354-041/051	912 N Chestnut St	New Construction -- foundation installation issues. Pulled contractor from site.
33-01-01-32-176-361	1729 Hillcrest St	New Construction - a 2nd <i>Pathway to Construction</i> workforce training project.
33-01-01-15-258-151	123 Ferguson St	Sold. Requesting reimbursement by State Land Bank Authority.
33-01-01-15-258-161	125 Ferguson St	Sold. Requesting reimbursement by State Land Bank Authority.
33-01-01-15-258-171	127 Ferguson St	Sold. Requesting reimbursement by State Land Bank Authority.
33-01-01-15-258-181	1320 Jerome St	Sold. Requesting reimbursement by State Land Bank Authority.
33-01-01-15-258-191	1316 Jerome St	Sold. Requesting reimbursement by State Land Bank Authority.

Residential Properties - Slated for Demolition

33-01-01-08-426-021	1210 N MLK Jr Blvd	Demolition completed. Request for reimbursement from SLBA.
33-01-01-14-310-061	323 S Hayford Ave	Demolition completed. Request for reimbursement from SLBA.
33-01-01-14-380-141	642 S Francis Ave	Demolition completed. Request for reimbursement from SLBA.
33-01-01-15-426-351	122 Allen St	Demolished. Partnering/selling to Cooney Homes to build a 2-story house.
33-01-01-32-151-001	2131 Pleasant View Ave	Demolition completed. Request for reimbursement from SLBA.
33-01-01-21-431-045	613 Avon St	Received in 2025 tax foreclosures. Burnt. Beginning demolition process.

01/18/2026

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 11/01/2025 - 11/30/2025

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
11/07/2025	GEN	16215	BRENT FORS	BRENT FORSBERG	CONSULTING SERVICES HOLMES & PLEASANT GR	4,500.00
11/07/2025	GEN	16216	MENARDS	CAPITAL ONE COMMERCIAL	EGRESS WELL, SUPPLIES 1729 HILLCREST, SU	951.72
11/07/2025	GEN	16217	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	199.30
11/07/2025	GEN	16218	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	4,190.90
11/07/2025	GEN	16219	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	9,186.76
11/07/2025	GEN	16220	LANSING CI	CITY OF LANSING	GRASS AND WEED S MIFFLIN 33.01.01.14.327	440.00
11/07/2025	GEN	16221	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES / QUIET TITLE	800.00
11/07/2025	GEN	16222	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	2,192.79
11/07/2025	GEN	16223	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	2,131.77
11/07/2025	GEN	16224	COURTYARD	COURTYARD MARRIOTT LANSING DOWNTOW	ICLB 20TH ANNIVERSARY FINAL PAYMNT	1,696.81
11/07/2025	GEN	16225	CROWDFUND	CROWDFUND BETTER	HOLMES & PLEASANT GROVE LANDING PAGE	1,500.00
11/07/2025	GEN	16226	DOOR PRO	DOOR PRO LLC	FRONT DOOR SERVICE @ OFFICE 3024 TURNER	451.00
11/07/2025	GEN	16227	DRIESENKA	DRIESENKA & ASSOCIATES INC	GEOTECHNICAL SOIL BORINGS SERVICE 2013 H	6,950.00
11/07/2025	GEN	16228	EDEN	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES NOV-25	V 1,080.00
11/07/2025	GEN	16229	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	JANITORIAL SERVICES 10/2025	290.00
11/07/2025	GEN	16230	GENESEE PT	GENESEE POINTE CONDOMINIUM ASSOC	HOA NOV 2025	495.00
11/07/2025	GEN	16231	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE EAST CONDOS	125,696.00
11/07/2025	GEN	16232	RHODE	JILL RHODE C.P.A.	ACCOUNTING SERVICE 10/25	1,800.00
11/07/2025	GEN	16233	KWIK	KWIK REPO INC	CLEAN UP 562 WILLARD	5,120.00
11/07/2025	GEN	16234	KWIK	KWIK REPO INC	CLEAN UP 1136 W ALLEGAN ST	5,970.00
11/07/2025	GEN	16235	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 10/20-10/31/25	508.00
11/07/2025	GEN	16236	NAC MICH	NEW AMERICAN CITY, LLC	CONTRACT SERVICES 2130 HOLMES RD	3,500.00
11/07/2025	GEN	16237	NAC MICH	NEW AMERICAN CITY, LLC	CONTRACT SERVICES 2130 HOLMES RD	750.00
11/07/2025	GEN	16238	PATHLIGHT	PATHLIGHT LAW, INC	CONTRACT SERVICES 2130 W HOLMES	5,000.00
11/07/2025	GEN	16239	POINTE WES	POINTE WEST ASSOCIATION	POINTE WEST ASSOC FEES W SAGINAW NOV	660.00
11/07/2025	GEN	16240	ROBIN	ROBIN WRIGHT	ACCT PAYABLE SERVICE 10/25	506.00
11/07/2025	GEN	16241	TRITERRA	TRITERRA	ACT 381 WORK PLAN, & BROWNFIELD PLAN 213	3,790.00
11/21/2025	GEN	16242	ALL STAR	ALL STAR SNOW REMOVAL	LAWN SERVICE OCT 2025	1,638.00
11/21/2025	GEN	16243	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	180.00
11/21/2025	GEN	16244	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	95.94
11/21/2025	GEN	16245	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	108.50
11/21/2025	GEN	16246	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	402.02
11/21/2025	GEN	16247	LANSING CI	CITY OF LANSING	SESC BOND FOR PLAN APPROVAL HOLMES & PLE	3,990.00
11/21/2025	GEN	16248	LANSING CI	CITY OF LANSING	RENTAL INSPECTION 1125 N CHESTNUT	320.00
11/21/2025	GEN	16249	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES / QUIET TITLE	1,307.56
11/21/2025	GEN	16250	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	1,753.92
11/21/2025	GEN	16251	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	1,695.90
11/21/2025	GEN	16252	CROWDFUND	CROWDFUND BETTER	HOLMES & PLEASANT GROVE LANDING PAGE	1,500.00
11/21/2025	GEN	16253	GRANGER	GRANGER	DUMPSTER 1715 E KALAMAZOO	164.50
11/21/2025	GEN	16254	HOME	HOME DEPOT CREDIT SERVICES	BOARD-UP SUPPLIES, 1729 HILLCREST, SUPPL	576.04
11/21/2025	GEN	16255	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE EAST CONDOS	39,256.19
11/21/2025	GEN	16256	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	127 FERGUSON REPLACED BACKDOOR/MAINTENAN	1,000.00
11/21/2025	GEN	16257	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS DEC 2025	7,325.16
11/21/2025	GEN	16258	KWIK	KWIK REPO INC	CLEAN UP 3529 GLENWOOD	5,020.00
11/21/2025	GEN	16259	KWIK	KWIK REPO INC	CLEAN UP 6018 VALENCIA	7,460.00
11/21/2025	GEN	16260	KWIK	KWIK REPO INC	CLEAN UP 1320 GLENROSE	7,400.00
11/21/2025	GEN	16261	LUXE DEVEL	LUXE DEVELOPMENT GROUP LLC	CONSTRUCTION 1729 HILLCREST	40,834.17
11/21/2025	GEN	16262	MACALLISTE	MACALLISTER MACHINERY RENTALS	FORKLIFT RENTAL 1729 HILLCREST	3,009.00
11/21/2025	GEN	16263	MAGWV	MAGWV	UPDATE POINTE EAST/HICKORY	910.00
11/21/2025	GEN	16264	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 11/03-11/07/25	320.00
11/21/2025	GEN	16265	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	GARDEN & VEHICLE FUEL	240.89
11/21/2025	GEN	16266	EATON ROXY	ROXY EATON	MILEAGE NOV 2025	23.52
11/21/2025	GEN	16267	TRITERRA	TRITERRA	ACT 381 WORK PLAN, & BROWNFIELD PLAN 213	<u>2,716.01</u>

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
GEN TOTALS:						
					Total of 53 Checks:	319,603.37
					Less 1 Void Checks:	6,950.00
					Total of 52 Disbursements:	<u>312,653.37</u>
Bank PR PNC PAYROLL CHECKING						
11/07/2025	PR	976(E)	ADT	ADT SECURITY SERVICES, INC	SECURITY FOR 3024 TURNER OCT 14 2025 - J	220.44
11/07/2025	PR	977(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 416 N M L K JR BLVD	88.22
11/07/2025	PR	978(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 418 N M L K JR BLVD	82.77
11/07/2025	PR	979(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 422 M M L K JR BLVD	76.86
11/07/2025	PR	980(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	21.26
11/07/2025	PR	981(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	20.28
11/07/2025	PR	982(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	22.73
11/07/2025	PR	983(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1229 W SAGINAW	21.76
11/07/2025	PR	984(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	329.54
11/07/2025	PR	985(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1316 JEROME ST	18.34
11/21/2025	PR	986(E)	AT&T	AT & T	CELL PHONE NOV,4TH-DEC 3,2025	81.99
11/21/2025	PR	987(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 123 FERGUSON	80.16
11/21/2025	PR	988(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 125 FERGUSON	83.51
11/21/2025	PR	989(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 127 FERGUSON	73.79
11/21/2025	PR	990(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1316 JEROME	80.79
11/21/2025	PR	991(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1320 JEROME	79.91
11/21/2025	PR	992(E)	COMCAST	COMCAST	INTERNET NOV 20 2025 - DEC 19 2025	164.90
11/21/2025	PR	993(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 123 FERGUSON	57.13 V
11/21/2025	PR	994(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 125 FERGUSON	61.48
11/21/2025	PR	995(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 127 FERGUSON	60.46
11/21/2025	PR	996(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1316 JEROME ST	47.60
11/21/2025	PR	997(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1320 JEROME ST	55.88
11/21/2025	PR	998(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 416 N M L K JR BLVD	21.96
11/21/2025	PR	999(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	21.02
11/21/2025	PR	1000(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 422 N M L K JR BLVD	21.02 V
11/21/2025	PR	1001(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1217 W SAGINAW	25.86
11/21/2025	PR	1002(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	23.11
11/21/2025	PR	1003(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	24.94
11/21/2025	PR	1004(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1229 W SAGINAW	27.71
11/21/2025	PR	1005(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 3024 TURNER	87.74
11/21/2025	PR	1006(E)	PITNEY	PITNEY BOWES PURCHASE POWER	POSTAGE OCT 2025	59.99
11/21/2025	PR	1007(E)	PNC	PNC BANK, NA	ED EVENT, SUPPLIES, GARDEN,CONF	<u>4,714.70</u>
PR TOTALS:						
					Total of 32 Checks:	6,857.85
					Less 2 Void Checks:	78.15
					Total of 30 Disbursements:	<u>6,779.70</u>
REPORT TOTALS:						
					Total of 85 Checks:	326,461.22
					Less 3 Void Checks:	7,028.15
					Total of 82 Disbursements:	<u>319,433.07</u>

01/18/2026

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 12/01/2025 - 12/31/2025

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
12/05/2025	GEN	16268	APPLIED	APPLIED IMAGING	COPY CHARGES	188.02
12/05/2025	GEN	16269	BRENT FORS	BRENT FORSBERG	CONSULTING SERVICES HOLMES & PLEASANT GR	4,500.00
12/05/2025	GEN	16270	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	7,943.68
12/05/2025	GEN	16271	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	4,405.31
12/05/2025	GEN	16272	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	200.31
12/05/2025	GEN	16273	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	2,148.48
12/05/2025	GEN	16274	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	1,394.89
12/05/2025	GEN	16275	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1006 PARKER	4.53
12/05/2025	GEN	16276	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1239 CLIMAX ST	22.83
12/05/2025	GEN	16277	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1814 BAILEY ST	10.43
12/05/2025	GEN	16278	BURNS	DAVID BURNS	MILEAGE OCT - NOV 2025	247.10
12/05/2025	GEN	16279	EDEN	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES DEC-25	1,080.00
12/05/2025	GEN	16280	EXEMPLIFI	EXEMPLIFI LLC	WEBSITE DESIGN	29,750.00
12/05/2025	GEN	16281	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	JANITORIAL SERVICES 5/7/2025	223.00
12/05/2025	GEN	16282	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	JANITORIAL SERVICES 6/2025	290.00
12/05/2025	GEN	16283	FORESIGHT	FORESIGHT SUPERSIGN	SUPPLIES	1,308.33
12/05/2025	GEN	16284	GENESEE PT	GENESEE POINTE CONDOMINIUM ASSOC	HOA DEC 2025	495.00
12/05/2025	GEN	16285	GLHCHAMBER	GREATER LANSING HISPANIC CHAMBER	REHMANN ENGAGEMENT HOLMES & PLEASANT GR	5,000.00
12/05/2025	GEN	16286	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE EAST CONDOS	111,645.00
12/05/2025	GEN	16287	RHODE	JILL RHODE C.P.A.	ACCOUNTING SERVICE 11/25	1,800.00
12/05/2025	GEN	16288	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICE NOV 21, 2025	491.00
12/05/2025	GEN	16289	ANDRICK	MICHAEL ANDRICK	NOV MILEAGE EXPENSE	29.05
12/05/2025	GEN	16290	NEDERVELD	NEDERVELD, INC	CONTRACT SERVICE 2130 W HOLMES THRU 11/1	2,575.25
12/05/2025	GEN	16291	NAC MICH	NEW AMERICAN CITY, LLC	CONTRACT SERVICES 2130 HOLMES RD	750.00
12/05/2025	GEN	16292	NAC MICH	NEW AMERICAN CITY, LLC	CONTRACT SERVICES 2130 HOLMES RD	3,500.00
12/05/2025	GEN	16293	PATHLIGHT	PATHLIGHT LAW, INC	CONTRACT SERVICES 2130 W HOLMES	5,323.50
12/05/2025	GEN	16294	POINTE WES	POINTE WEST ASSOCIATION	POINTE WEST ASSOC FEES W SAGINAW DEC	660.00
12/05/2025	GEN	16295	ROBIN	ROBIN WRIGHT	ACCT PAYABLE SERVICE 11/25	462.00
12/05/2025	GEN	16296	CASE	ROXANNE CASE	MILEAGE	178.50
12/19/2025	GEN	16297	APPLIED	APPLIED IMAGING	COPY CHARGES	179.45
12/19/2025	GEN	16298	BWL	BOARD OF WATER & LIGHT	UTILITIES 1814 BAILEY ST	63.68
12/19/2025	GEN	16299	MENARDS	CAPITAL ONE COMMERCIAL	SUPPLIES 1729 HILLCREST, 826 SAGINAW	811.37
12/19/2025	GEN	16300	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	507.40
12/19/2025	GEN	16301	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	162.80
12/19/2025	GEN	16302	LANSING TW	CHARTER TOWNSHIP OF LANSING	WINTER PROP. TAX 2025 3600 W SAGINAW	14.93
12/19/2025	GEN	16303	LANSING CI	CITY OF LANSING	SESC BOND FOR PLAN APPROVAL HOLMES & PLE	5,250.00
12/19/2025	GEN	16304	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	2,374.54
12/19/2025	GEN	16305	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	2,244.13
12/19/2025	GEN	16306	CONSUMERS	CONSUMERS ENERGY	CONNECTION FEES, PERMITS, SERVICE WC 172	565.00
12/19/2025	GEN	16307	CONSUMERS	CONSUMERS ENERGY	UTILITIES 422 N M L K JR BLVD	65.11
12/19/2025	GEN	16308	CONSUMERS	CONSUMERS ENERGY	UTILITIES 123 FERGUSON / FINAL BILL	135.96
12/19/2025	GEN	16309	CROWDFUND	CROWDFUND BETTER	HOLMES & PLEASANT GROVE LANDING PAGE	1,500.00
12/19/2025	GEN	16310	D&G VENTUR	D&G VENTURE LLC	TRAINING FACILITATION SERVICES 1729 HILL	1,000.00
12/19/2025	GEN	16311	DELHI	DELHI TOWNSHIP	WINTER TAX 2025 E NORWOOD AVE	50.88
12/19/2025	GEN	16312	DELHI	DELHI TOWNSHIP	WINTER TAX 2025 BERYL ST	10.24
12/19/2025	GEN	16313	EDEN	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES JAN-26	1,180.00
12/19/2025	GEN	16314	GENESEE PT	GENESEE POINTE CONDOMINIUM ASSOC	HOA JAN-2026	495.00
12/19/2025	GEN	16315	GRANGER	GRANGER	DUMPSTER 1715 E KALAMAZOO/ROLL-OFF RELOC	339.50
12/19/2025	GEN	16316	HOME	HOME DEPOT CREDIT SERVICES	SUPPLIES	16.97
12/19/2025	GEN	16317	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE EAST CONDOS	25,045.00
12/19/2025	GEN	16318	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1729 HILLCREST	13,562.80
12/19/2025	GEN	16319	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	MAINT. DIAGNOSTIC ON HOT WATER HEATER 12	350.00

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
12/19/2025	GEN	16320	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	INSPECT & INSULATE TUB PIPING 1754 MAISO	75.00
12/19/2025	GEN	16321	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 125 FERGUSON	350.00
12/19/2025	GEN	16322	LANSING TR	LANSING CITY TREASURER	2025 WINTER TAXES 530 PACIFIC	621.29
12/19/2025	GEN	16323	LANSING TR	LANSING CITY TREASURER	2025 WINTER TAXES 6149 SCOTMAR	336.63
12/19/2025	GEN	16324	LANSING TR	LANSING CITY TREASURER	2025 WINTER TAXES 1217 W SAGINAW	125.00
12/19/2025	GEN	16325	LANSING TR	LANSING CITY TREASURER	2025 WINTER TAXES 1221 W SAGINAW	125.00
12/19/2025	GEN	16326	LANSING TR	LANSING CITY TREASURER	2025 WINTER TAXES 1225 W SAGINAW	125.00
12/19/2025	GEN	16327	LANSING TR	LANSING CITY TREASURER	2025 WINTER TAXES 1229 W SAGINAW	125.00
12/19/2025	GEN	16328	MCKISSIC	MCKISSIC CONSTRUCTION	SNOW REMOVAL 11/30 & 12/7	3,882.00
12/19/2025	GEN	16329	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	GARDEN & VEHICLE FUEL	314.97
12/19/2025	GEN	16330	NC3	NATIONAL COALITION FOR COMM CAPITAL	CONSULTING SERVICES 2130 HOLMES & PLEASA	2,712.00
12/19/2025	GEN	16331	NC3	NATIONAL COALITION FOR COMM CAPITAL	CONSULTING SERVICES 2130 HOLMES & PLEASA	2,300.00
12/19/2025	GEN	16332	OVERHEAD	OVERHEAD DOOR OF LANSING	CONTRACTOR WORK POLE BARN OVERHEAD DOOR	752.50
12/19/2025	GEN	16333	PATHLIGHT	PATHLIGHT LAW, INC	CONTRACT SERVICES 2130 W HOLMES	6,025.50
12/19/2025	GEN	16334	POINTE WES	POINTE WEST ASSOCIATION	POINTE WEST ASSOC FEES W SAGINAW JAN-26	660.00
12/19/2025	GEN	16335	ROSE	ROSE PEST SOLUTIONS	PEST CONTROL 125 FERGUSON	1,323.00
12/19/2025	GEN	16336	FOUR	SCHUMACHER'S FOUR SEASONS	LAWN SERVICE OCT 2025	1,640.00
12/19/2025	GEN	16337	FOUR	SCHUMACHER'S FOUR SEASONS	LAWN SERVICE NOV 2025	85.00
12/19/2025	GEN	16338	TRITERRA	TRITERRA	ACT 381 WORK PLAN, & BROWNFIELD PLAN 213	1,685.00
12/19/2025	GEN	16339	VETS	VET'S ACE HARDWARE	OFFICE SUPPLIES & POINTE WEST	17.19
12/19/2025	GEN	16340	LUXE DEVEL	LUXE DEVELOPMENT GROUP LLC	CONSTRUCTION 1729 HILLCREST	13,562.80
12/30/2025	GEN	16341	APPLIED	APPLIED IMAGING	COPY CHARGES	355.33
12/30/2025	GEN	16342	CART	CAPITAL AREA RECYCLING AND TRASH	RECYCLING 1/01/26 - 3/31/26	119.00
12/30/2025	GEN	16343	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	PRELIMINARY REVIEW FOR CLOSING	5,000.00
12/30/2025	GEN	16344	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES / QUIET TITLE/AUDIT SEVICES	1,781.02
12/30/2025	GEN	16345	COLLIERS	COLLIERS ENGINEERING & DESIGN	PROFESSIONAL SERVICES HOLMES & PLEASANT	10,000.00
12/30/2025	GEN	16346	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	2,131.77
12/30/2025	GEN	16347	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	1,396.27
12/30/2025	GEN	16348	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1814 BAILEY ST	25.06
12/30/2025	GEN	16349	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1006 PARKER	17.00
12/30/2025	GEN	16350	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1239 CLIMAX ST	117.87
12/30/2025	GEN	16351	CUSTOM HOM	CUSTOM HOME ENERGY SERVICES	PRELIM RATING & DRYWALL INSPECT POINTE	1,400.00
12/30/2025	GEN	16352	CUSTOM HOM	CUSTOM HOME ENERGY SERVICES	PRELIM RATING HICKORY POINTE CONDOS	400.00
12/30/2025	GEN	16353	DRIESENKA	DRIESENKA & ASSOCIATES INC	GEOTECHNICAL SOIL BORINGS SERVICE 2013 H	6,950.00
12/30/2025	GEN	16354	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE EAST CONDOS	53,405.00
12/30/2025	GEN	16355	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	RECORDING FEE Q.C. 2036 WYNDHAM HILLS	30.00
12/30/2025	GEN	16356	KWIK	KWIK REPO INC	CLEAN UP PERRY ROBINSON CIR	4,075.00
12/30/2025	GEN	16357	LANSING TR	LANSING CITY TREASURER	WINTER PROPERTY TAXES 2025 125 FERGUSON	125.00
12/30/2025	GEN	16358	LANSING TR	LANSING CITY TREASURER	WINTER PROPERTY TAXES 2025 1316 JEROME	125.00
12/30/2025	GEN	16359	LANSING TR	LANSING CITY TREASURER	WINTER PROP TAXES 2025 1320 JEROME	125.00
12/30/2025	GEN	16360	LANSING TR	LANSING CITY TREASURER	WINTER PROPERTY TAXES 2025 123 FERGUSON	125.00
12/30/2025	GEN	16361	MCKISSIC	MCKISSIC CONSTRUCTION	SNOW REMOVAL 12/11/25	1,941.00
12/30/2025	GEN	16362	MCDA	MICHIGAN COMMUNITY DEVELOPMENT ASSO	2026 MCDA DUES	100.00
12/30/2025	GEN	16363	NEDERVELD	NEDERVELD, INC	CONTRACT SERVICE 2130 W HOLMES THRU 12/1	1,331.00
12/30/2025	GEN	16364	NAC MICH	NEW AMERICAN CITY, LLC	CONTRACT SERVICES 2130 HOLMES RD	3,500.00
12/30/2025	GEN	16365	NAC MICH	NEW AMERICAN CITY, LLC	CONTRACT SERVICES 2130 HOLMES RD	750.00

GEN TOTALS:

Total of 98 Checks:	374,719.17
Less 1 Void Checks:	13,562.80
Total of 97 Disbursements:	361,156.37

Bank PR PNC PAYROLL CHECKING

12/05/2025	PR	1008(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	43.56
12/05/2025	PR	1009(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	42.47
12/05/2025	PR	1010(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	43.62
12/05/2025	PR	1011(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1229 W SAGINAW	43.49

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
12/05/2025	PR	1012(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 416 N M L K JR BLVD	85.65
12/05/2025	PR	1013(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 418 N M L K JR BLVD	78.30
12/05/2025	PR	1014(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 422 M M L K JR BLVD	75.86
12/05/2025	PR	1015(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	331.55
12/19/2025	PR	1016(E)	AT&T	AT & T	CELL PHONE DEC,4TH- JAN 3,2026	82.12
12/19/2025	PR	1017(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 123 FERGUSON	98.48
12/19/2025	PR	1018(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 125 FERGUSON	89.23
12/19/2025	PR	1019(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 127 FERGUSON	89.54
12/19/2025	PR	1020(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1316 JEROME	84.11
12/19/2025	PR	1021(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1320 JEROME	86.10
12/19/2025	PR	1022(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1239 CLIMAX	73.80
12/19/2025	PR	1023(E)	COMCAST	COMCAST	INTERNET DEC 20 2025 - JAN 19 2026	172.90
12/19/2025	PR	1024(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 125 FERGUSON	136.18
12/19/2025	PR	1025(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 127 FERGUSON	117.87
12/19/2025	PR	1026(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 416 N M L K JR BLVD	43.69
12/19/2025	PR	1027(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	40.81
12/19/2025	PR	1028(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1217 W SAGINAW	45.58
12/19/2025	PR	1029(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	46.51
12/19/2025	PR	1030(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	45.58
12/19/2025	PR	1031(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1229 W SAGINAW	54.92
12/19/2025	PR	1032(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1316 JEROME ST	98.59
12/19/2025	PR	1033(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1320 JEROME ST	114.04
12/19/2025	PR	1034(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 3024 TURNER	175.03
12/19/2025	PR	1035(E)	PNC	PNC BANK, NA	ED EVENT, CONF, PARKING	3,475.15
12/30/2025	PR	1036(E)	ADT	ADT SECURITY SERVICES, INC	SECURITY FOR 3024 TURNER JAN 14 2026 - A	220.44
12/30/2025	PR	1037(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 127 FERGUSON	79.16
12/30/2025	PR	1038(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1320 JEROME FINAL BILL	79.86

PR TOTALS:

Total of 31 Checks:	6,294.19
Less 0 Void Checks:	0.00
Total of 31 Disbursements:	6,294.19

REPORT TOTALS:

Total of 129 Checks:	381,013.36
Less 1 Void Checks:	13,562.80
Total of 128 Disbursements:	367,450.56

**BOARD OF DIRECTORS**

Alan Fox CHAIR
Mark Grebner VICE CHAIR
Rawley Van Fossen TREASURER
Ryan Sebolt SECRETARY
Thomas Morgan MEMBER

Board of Directors 2026 Regular Meeting Schedule - Proposed

DRAFT

1/16/26

The Ingham County Land Bank Fast Track Authority Board of Directors will hold the following regularly scheduled meetings, typically on the third Monday of the month, unless County holidays or County Commissioner committee meeting schedules compete.

Meetings are held either at the Land Bank Office or virtually via Zoom:

4:30 pm
Ingham County Land Bank
3024 Turner Street, Lansing MI 48906

Thursday, January 22 (Annual Meeting)

Monday, March 16 OR Thursday, March 19

Monday, April 20 OR Thursday, April 16

Monday, May 18 OR Thursday, May 21

Monday, June 15 OR Thursday, June 18

Monday, July 20 OR Thursday, July 16

Monday, August 17 OR Thursday, August 20

Monday, September 14 OR Thursday, September 17

Monday, October 19 (budget 2026 approval) OR Thursday, October 15

Monday, November 16 OR Thursday, November 19

Monday, December 14 OR Thursday, December 17

Page 1 of 1

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
Creating place. Creating community. Creating opportunity.

Roxanne L Case
EXECUTIVE DIRECTOR
rcase@ingham.org

3024 Turner Street
Lansing MI 48906

517.267.5221
www.inghamlandbank.org



- Working on the Holmes & Pleasant Grove site for development. Part of the funding of the project (and future projects) is a new tool, Community Investment Fund. This is an investment strategy where all neighbors, residents, businesses, investors, and more could be a part of the project. Go to www.LansingGrowthFund.com and sign up for information. Project estimated to start Feb-Mar 2026.
- Land Bank was awarded \$2M in funding through the Legislative LDSI Grant. The goal is to use the funds to help build a large-scale building program on 50-100 vacant Land Bank parcels. We have met with the City of Lansing and also with contractors to determine processes, pros/cons, barriers, permitting, approvals, infrastructure, etc to pull this all together.
- Land Bank finalizing funds by the end of February to be awarded to projects from the FY2025 Legislative grant.
- Land Bank continues to attend Neighborhood Resources Summits and Fairs, where we speak with people about for sale properties, vacant lots available, and contractor needs.
- 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.
- Land Bank continues to partner with developers, unions, and agencies to further the Pathway to Construction Program. This is a program that Brent Forsberg, the Laborer Union, and the Land Bank came together to help people interested in construction; we've provided a way for trainees to have on-site training along with classroom learning.
- Land Bank posted a Construction Field Coordinator position and has completed interviews. Candidate should be selected and on staff by the end of January 2026. The focus of their work will be Homeowner Rehab programs.
- Land Bank starting to gear up for audit, planned for March 2026.