



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=7xaejlIttgSc0aba7bNE243CxCbC1Ok.1>

Meeting ID: 811 0035 7670

Passcode: 260196

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 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



Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

<https://us02web.zoom.us/j/89359818633?pwd=hXdwo6sKf6ywlkoPsg0W2e0uRHUKcc.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

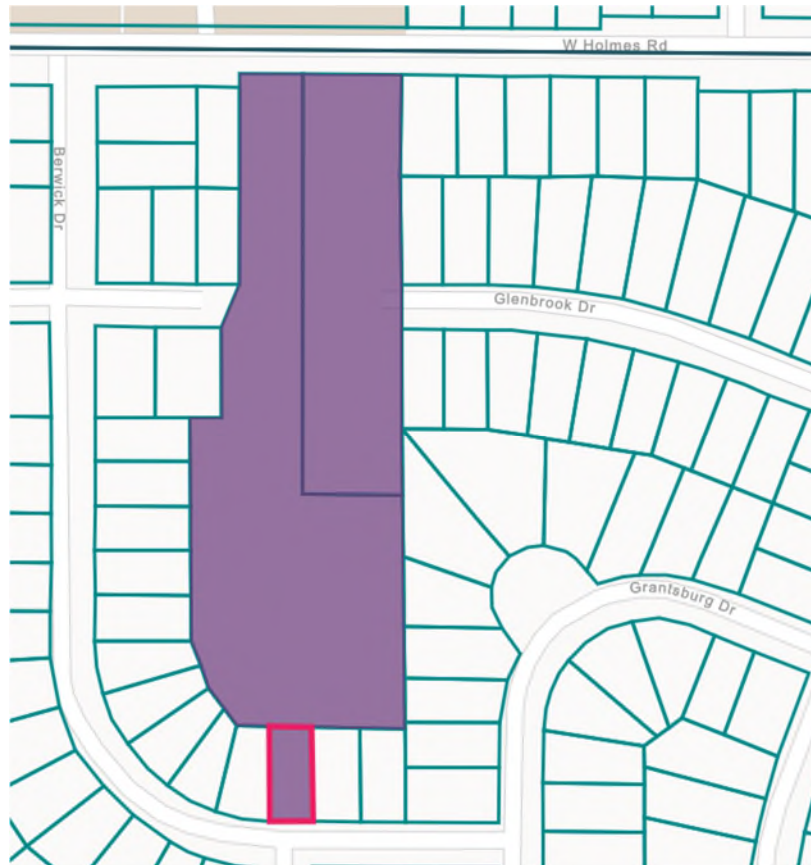
ABSENT: Grebner, Sebolt

NAY: None

Adopted: 11/17/25

NOVEMBER 17, 2025 ANNUAL MEETING

| 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 |



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 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. |

| Parcel Number | Address | City | Market List Price or Contract Price | Status & Date (On Development, Market, Pending, Sold) |
|---------------|---|---------|---|--|
| 11 | 33-01-01-17-204-232 33-01-01-17-204-xxx 33-01-01-17-204-xxx 33-01-01-17-204-xxx 33-01-01-17-204-xxx Pointe West Condos 5 units 1213 W Saginaw St 1217 W Saginaw St 1221 W Saginaw St 1225 W Saginaw St 1229 W Saginaw St | Lansing | Listing price targeting \leq 120% AMI qualification | Project is complete and has all approvals and permits. One unit sold. 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 DOWNTOWN | 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 | DRIESEN | DRIESEN & 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 | 1,080.00 |
| 11/07/2025 | GEN | 16229 | FELDPUSCH | FELDPUSCH 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 GLENNWOOD | 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 | 2,716.01 |

| 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: | | | | | | 312,653.37 |
| 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 | 4,714.70 |
| PR TOTALS: | | | | | | |
| Total of 32 Checks: | | | | | | 6,857.85 |
| Less 2 Void Checks: | | | | | | 78.15 |
| Total of 30 Disbursements: | | | | | | 6,779.70 |
| REPORT TOTALS: | | | | | | |
| Total of 85 Checks: | | | | | | 326,461.22 |
| Less 3 Void Checks: | | | | | | 7,028.15 |
| Total of 82 Disbursements: | | | | | | 319,433.07 |

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 | FELDPASCH | FELDPASCH CLEANING SERVICES, LLC | JANITORIAL SERVICES 5/7/2025 | 223.00 |
| 12/05/2025 | GEN | 16282 | FELDPASCH | FELDPASCH 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

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

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Communications Narrative / Executive Director's Report

1/16/26

- 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.