



## BOARD OF DIRECTORS

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

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THE LAND BANK BOARD WILL MEET ON THURSDAY, MARCH 19, 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/86578865129?pwd=bwiL89KuqsdSxTA40Xqx0iMohMI7rh.1>

Meeting ID: 865 7886 5129

Passcode: 729854

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 January 22, 2026

Additions to the Agenda

Public Comment

Detrick Taylor (Rex St property)

1. Commercial – Multi-Family
  - A. Sale Status report
2. Residential
  - A. List of Properties
3. Administration
  - A. Accounts Payable – January & February 2026
  - B. Budget 2025 update
  - C. Resolution to Authorize the Engagement & Acceptance of Legislative Direct Spending Items Grant
  - D. Resolution to Utilize the Land Bank’s Option to Purchase 2026 Tax Foreclosed Property
  - E. Communications Narrative / Executive Director’s Report
  - F. Legal
4. Announcements, Comments, or other Questions
5. Adjournment (Next meeting is scheduled for Thursday, April 16, 2026.)

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## 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)



Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

<https://us02web.zoom.us/j/81100357670?pwd=7xaejlttgSc0aba7bNE243CxCbC1Ok.1>

Meeting ID: 811 0035 7670

Passcode: 260196

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

**CALL TO ORDER**

Chairperson Fox called the January 22, 2026 Annual Meeting of the Ingham County Land Bank to order at 4:45 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Sebolt

Members Absent: Morgan, Van Fossen

Others Present: Tim Perrone, Roxanne Case

**APPROVAL OF THE MINUTES**

MINUTES OF NOVEMBER 17, 2025 ACCEPTED AND PLACED ON FILE.

**ADDITIONS TO THE AGENDA**

Election of Officers

**LIMITED PUBLIC COMMENT**

None

**ELECTION OF OFFICERS**

Election of Officers determined as the following:

Treasurer Alan Fox – Chair

Rawley Van Fossen – Treasurer

Commission Mark Grebner – Vice Chair

Commissioner Thomas Morgan – Member

Commission Ryan Sebolt – Secretary

COMMISSIONER SEBOLT MOVED TO ADOPT THE POSITIONS. COMMISSIONER GREBNER SUPPORTED.

1. Commercial – Multi-Family

A. Sale Status report - No comments or questions.

JANUARY 22, 2026 ANNUAL MEETING

2. Residential

- A. List of Properties – all the renovated houses that UMHSparrow donated/sold to the Land Bank on Ferguson and Jerome streets have been sold and families residing.

3. Administration

- A. Accounts Payable – November and December 2025

Accepted and on file.

- B. Board of Directors Meetings Schedule 2026 Draft

MOTION MOVED TO ADOPT THE BOARD OF DIRECTORS MEETING SCHEDULE ON THE THIRD THURSDAY OF EACH MONTH AT 4:30PM BY COMMISSIONER SEBOLT, SUPPORTED BY COMMISSIONER GREBNER

Discussion ensue about timing of Commissioner meetings and City of Lansing meetings, and it was determined that Thursdays were better than Mondays.

- C. Communications Narrative / Executive Director's Report

No comments or questions.

- D. Legal

Mr. Tim Perrone stated that quiet title action on 3 properties was completed. The 2025 foreclosure properties have been received for quiet title action but awaiting on one property in Ingham Township.

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 4:57pm.

Next meeting on Thursday, March 19, 2026, at 4:30pm at the Land Bank office.

## Commercial / Multi-Family Properties - Sale Status Report

3/12/2026

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  (former Women's College and School for the Blind campus)	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 rental project response which didn't meet our goals for the property. To help lower costs for a developer, grant money will be used for some pre-development activities such as basic site planning, soil borings, utility analysis, and some basic architectural design. Land Bank will determine specifics after engaging a civil engineer. Project priorities will be affordable home ownership, density, missing middle and consistent design features. Developing 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	2140 W Holmes Rd  (former Pleasant Grove School)	Lansing	Phase I - \$50,000 Phase II - TBD Phase III - TBD	Holmes & Pleasant Grove, LLC and the Land Bank have been meeting and working together to develop this property in phases. Phase I 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, a separate community room to be used by their foundation, and a kitchen incubator space. Financial literacy, employment training, and other community supportive services will be their focus. The project will utilize limited debt financing (FNBA, approved), MEDC grant, a legislative grant, and a short term bridge loan from Cinnaire (approved 2-20-26). Equity will be raised locally through a Community Investment Fund which has been created. Information and investment opportunity can be found at <a href="http://www.LansingGrowthFund.com">www.LansingGrowthFund.com</a> Engineering plans are approved and Building plans are currently under review for final approval. Construction will begin in March of 2026. The .81 acre site for Phase 1 will sell for \$50,000 and is a split from the whole parcel. An easement was granted by the Land Bank to the LLC. for additional site area which will have parking and other infrastructure built upon as part of phase I. We will split the remainder of the property as needed for future phases. Widespread community support for this development remains strong. Holmes & Pleasant Grove, LLC and the Land Bank have worked together on all aspects of this project and will continue to do so as we develop Phase II, hopefully anchored by a health/medical center with housing above, and Phase III anchored with additional (for-sale) housing.

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, 2025. No responses were received. The property is zoned multi-family and has approvals necessary to begin construction on 92 apartment units. 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. This site needs cleared of brush and samplings that are starting to grow up. Looking at hiring the City of Leslie to help with clearing.
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 in partnership with CAHP.
7 33-01-01-08-481-451	(1000) W Saginaw St	Lansing	\$50,000	The developer working on the old Parks Furniture site (next door) has approached the Land Bank with interest in purchasing this property and an adjacent single family home. It seems like a good fit. The developer will get back in touch with us after some due-diligence on both properties.
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	21 lots in the boundary of E Park Terrace / May / Saginaw / Penn	Lansing	75000 +	A large phased residential development is planned for the area bound by Saginaw St on the south, Pennsylvania on the east, May St. on the north, and E. Park Terrace on the west. The Land Bank has 21 lots in the site area. Staff and the developer have worked through a revised purchase agreement allowing developer to close on the Land Bank parcels by the end of May 2026 for 75K. Additional compensation for the 21 parcels will be paid to the Land Bank when the developing partnership/owner receives the first Certificate of Occupancy on their phased project. Once closed, the developer will combine the 21 Land Bank parcels with the developers 20 +/- parcels. Site planning, architectural design, and other pre-development work is underway. Best prediction for approvals and construction start is in 2028.
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	\$3,000 per approved lot, minimum of \$33,000	Land Bank signed a Purchase Agreement with Allen Edwin Homes, a national residential developer. Our 3 parcels total 5.76 acres. Current zoning allows one house per parcel. Allen Edwin Homes site planed approximately 25 houses on all three parcels. They began their site due-diligence and after some evaluation of the site, the developer terminated the purchase agreement due to some issues on site. Land Bank will research the issues and work with EGLE to help with any clean up if necessary.

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, 4 more to sell. 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. It was decided to only have one unit listed at a time to see if that helps with sales. We have staged a unit and we are working on a way to educate agents on buyer qualification process to help sales. Staff and Chair met with UMIHealth Sparrow and asked about getting the word out to employees and residences about the availability of the rowhouses. We have an offer on 1217, but buyer has a few things to sort through before they can bottom line the PA.
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, 3 more to sell. 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. It was decided to only have one unit listed at a time to see if that helps with sales. We have staged a unit and we are working on a way to educate agents on buyer qualification process to help sales. Staff and Chair met with UMIHealth Sparrow and asked about getting the word out to employees and residences about the availability of the rowhouses.
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	Both sites are under construction and moving towards construction completion. Pointe East is 98% complete and sales will begin after we get our certificate of occupancy's. Hickory Pointe is about 80% complete and about 6 weeks from completion. Both projects look great. Marketing efforts have begun, along with the outreach to UMIHealth Sparrow's outreach to their employees and new medical resident doctors. Six of 8 units (3 per building) will list for approximately \$145,000 and 2 units (1 per building) will list for approximately \$123,000. Condominium documents are being finalized with one HOA for both buildings.
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**

3/5/2026

**January & February 2026 Sales**

<u>Parcel #</u>	<u>Address</u>	<u>City</u>	<u>Sold Amount</u>	<u>Sold Date</u>
33-01-01-15-258-161	125 Ferguson St	Lansing	185,000.00	01/15/2026
33-01-01-17-401-351	W Michigan Avenue (1109)	Lansing	1,500.00	01/05/2026
33-01-01-21-484-095	1814 Bailey St	Lansing	8105.32	02/26/2026
33-01-01-22-129-131	1239 Climax St	Lansing	22,094.60	02/26/2026
33-01-01-22-131-211	1006 Parker St	Lansing	17,432.14	02/26/2026
33-01-01-23-126-112	S Foster Ave compost lot (713)	Lansing	1,500.00	01/27/2026
33-01-01-31-302-031	3806 Sumpter Street	Lansing	3,000.00	02/10/2026
33-01-05-10-227-025	6149 Scotmar (Land Contract)	Lansing	51,700.00	02/25/2026

**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 -- new contractor starting. First floor up.
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. Waiting for reimbursement from SLBA.
33-01-01-14-310-061	323 S Hayford Ave	Demolition completed. Waiting for reimbursement from SLBA.
33-01-01-14-380-141	642 S Francis Ave	Demolition completed. Waiting for reimbursement from SLBA.
33-01-01-15-426-351	122 Allen St	Demolition completed. Waiting for reimbursement. Cooney Homes building.
33-01-01-32-151-001	2131 Pleasant View Ave	Demolition completed. Waiting for reimbursement from SLBA.
33-01-01-21-431-045	613 Avon St	Initial demolition process underway. Bid out.

03/05/2026

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 01/01/2026 - 01/31/2026

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
01/16/2026	GEN	16366	ALL STAR	ALL STAR SNOW REMOVAL	LAWN SERVICE NOV 2025	1,695.00
01/16/2026	GEN	16367	BWL	BOARD OF WATER & LIGHT	UTILITIES 519 S PENNSYLVANIA AVE	53.37
01/16/2026	GEN	16368	BOLLE	BOLLE CONTRACTING, INC	DEMOLITION 323 S HAYFORD	15,100.00
01/16/2026	GEN	16369	BOLLE	BOLLE CONTRACTING, INC	DEMOLITION 1210 N MLK JR BLVD	20,700.00
01/16/2026	GEN	16370	BOLLE	BOLLE CONTRACTING, INC	DEMOLITION 2131 PLEASANT VIEW	32,300.00
01/16/2026	GEN	16371	BOLLE	BOLLE CONTRACTING, INC	DEMOLITION 642 S FRANCIS	13,800.00
01/16/2026	GEN	16372	BRENT FORS	BRENT FORSBERG	CONSULTING SERVICES HOLMES & PLEASANT GR	4,656.87
01/16/2026	GEN	16373	MENARDS	CAPITAL ONE COMMERCIAL	SUPPLIES	12.17
01/16/2026	GEN	16374	LANSING CI	CITY OF LANSING	SPLIT 810 CYPRESS ST	25.00
01/16/2026	GEN	16375	LANSING CI	CITY OF LANSING	TRASH PORTER ST	600.00 V
01/16/2026	GEN	16376	CITYCRAFT	CITYCRAFT FOUNDATION	PATHWAY TO CONSTRUCTION 1729 HILLCREST	3,000.00
01/16/2026	GEN	16377	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	411.83
01/16/2026	GEN	16378	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	1,544.32
01/16/2026	GEN	16379	EDEN	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES FEB-26	980.00
01/16/2026	GEN	16380	EPP	EPPROPERTY INNOVATIONS LLC	ANNUAL USER SERVICE FEE 2/9/26-2/8/27	21,305.59
01/16/2026	GEN	16381	FARMERS	FARMERS INSURANCE	HOME INSURANCE 530 PACIFIC	1,650.00
01/16/2026	GEN	16382	GENESEE PT	GENESEE POINTE CONDOMINIUM ASSOC	HOA FEB-2026	495.00
01/16/2026	GEN	16383	GOOD DEAL	GOOD DEAL PROS	CONSTRUCTION 1635 PATTENGILL	12,475.00
01/16/2026	GEN	16384	GRANGER	GRANGER	DUMPSTER 1715 E KALAMAZOO/ 421 DETROIT/	1,783.42
01/16/2026	GEN	16385	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE EAST CONDOS	33,061.00
01/16/2026	GEN	16386	HOUSING	INGHAM COUNTY HOUSING COMMISSION	RENTAL MANAGMNT PRO JULY,AUG,SEPT 2025	1,878.30
01/16/2026	GEN	16387	HOUSING	INGHAM COUNTY HOUSING COMMISSION	RENTAL MANAGMNT PRO OCT, NOV & DEC 25	2,782.80
01/16/2026	GEN	16388	RHODE	JILL RHODE C.P.A.	ACCOUNTING SERVICE 12/25	1,800.00
01/16/2026	GEN	16389	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICES 10/10/2025	1,536.00
01/16/2026	GEN	16390	MCKISSIC	MCKISSIC CONSTRUCTION	SNOW REMOVAL 12/31/25	1,941.00
01/16/2026	GEN	16391	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	VEHICLE FUEL	177.33
01/16/2026	GEN	16392	NC3	NATIONAL COALITION FOR COMM CAPITAL	CONSULTING SERVICES 2130 HOLMES & PLEASA	1,450.00
01/16/2026	GEN	16393	NC3	NATIONAL COALITION FOR COMM CAPITAL	CONSULTING SERVICES 2130 HOLMES & PLEASA	1,225.00
01/16/2026	GEN	16394	POINTE WES	POINTE WEST ASSOCIATION	POINT WEST CONDO HOA FEES	660.00
01/16/2026	GEN	16395	ROBIN	ROBIN WRIGHT	ACCT PAYABLE SERVICE 12/25	792.00
01/16/2026	GEN	16396	CASE	ROXANNE CASE	MILEAGE 12/25	60.20
01/16/2026	GEN	16397	FOUR	SCHUMACHER'S FOUR SEASONS	SNOW REMOVAL DEC 2025	11,431.00
01/30/2026	GEN	16398	ALL STAR	ALL STAR SNOW REMOVAL	LAWN SERVICE DEC 2025	5,019.00
01/30/2026	GEN	16399	APPLIED	APPLIED IMAGING	COPY CHARGES	201.85
01/30/2026	GEN	16400	BS&A	BS&A SOFTWARE	ACCTS PAYABLE & GENERAL LEDGER ANNUAL SE	720.00
01/30/2026	GEN	16401	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	148.78
01/30/2026	GEN	16402	CEDAM	CEDAM	MEMBERSHIP RENEWAL	300.00
01/30/2026	GEN	16403	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES / QUIET TITLE	773.94
01/30/2026	GEN	16404	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	892.26
01/30/2026	GEN	16405	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	1,098.19
01/30/2026	GEN	16406	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1239 CLIMAX ST	121.97
01/30/2026	GEN	16407	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1006 PARKER	17.00
01/30/2026	GEN	16408	COPPERROCK	COPPERROCK CONSTRUCTION INC	PRECONSTRUCTION SERVICE 2130 W HOLMES	15,000.00
01/30/2026	GEN	16409	FEDEWA HOM	FEDEWA HOMES INC	HICKORY POINTE CONDO'S DRAW 2	260,000.00
01/30/2026	GEN	16410	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE EAST CONDOS	49,940.00
01/30/2026	GEN	16411	INGHAM	INGHAM COUNTY TREASURER	IT SERVICE PLAN JAN-DEC 2025	21,529.55
01/30/2026	GEN	16412	RHODE	JILL RHODE C.P.A.	ACCOUNTING SERVICE 1/26	1,800.00
01/30/2026	GEN	16413	LUXE DEVEL	LUXE DEVELOPMENT GROUP LLC	PATHWAY TRAINING 1729 HILLCREST	6,028.00
01/30/2026	GEN	16414	LUXE DEVEL	LUXE DEVELOPMENT GROUP LLC	CONSTRUCTION 1729 HILLCREST	13,900.00
01/30/2026	GEN	16415	MAGWV	MAGWV	UPDATE POINTE EAST/HICKORY	1,028.50
01/30/2026	GEN	16416	MCKISSIC	MCKISSIC CONSTRUCTION	SNOW REMOVAL 1/21/26	1,941.00
01/30/2026	GEN	16417	MLBA	MICHIGAN ASSOCIATION OF LAND BANKS	2026 MALB MEMBER DUES	2,000.00
01/30/2026	GEN	16418	NEDERVELD	NEDERVELD, INC	CONTRACT SERVICE 2130 W HOLMES THRU 1/15	831.50
01/30/2026	GEN	16419	CASE	ROXANNE CASE	MILEAGE & POSTAGE	69.20
01/30/2026	GEN	16420	EATON ROXY	ROXY EATON	MILEAGE DEC 2025	35.00
01/30/2026	GEN	16421	DBI SMART	SMART BUSINESS SOURCE	OFFICE SUPPLIES	198.09
01/30/2026	GEN	16422	TRITERRA	TRITERRA	ACT 381 WORK PLAN, & BROWNFIELD PLAN 213	1,125.00

GEN TOTALS:

Total of 57 Checks:	576,101.03
Less 1 Void Checks:	<u>600.00</u>
Total of 56 Disbursements:	<u>575,501.03</u>

Bank PR PNC PAYROLL CHECKING

01/16/2026	PR	1039(E)	AT&T	AT & T	CELL PHONE JAN,4TH- FEB 3,2026	82.11
01/16/2026	PR	1040(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 125 FERGUSON	101.22
01/16/2026	PR	1041(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1316 JEROME	82.93
01/16/2026	PR	1042(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 416 N M L K JR BLVD	79.16
01/16/2026	PR	1043(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 418 N M L K JR BLVD	81.68
01/16/2026	PR	1044(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 422 M M L K JR BLVD	80.67
01/16/2026	PR	1045(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	61.95
01/16/2026	PR	1046(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	61.14
01/16/2026	PR	1047(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	57.39
01/16/2026	PR	1048(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1229 W SAGINAW	62.23
01/16/2026	PR	1049(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1239 CLIMAX	62.38
01/16/2026	PR	1050(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	312.69
01/16/2026	PR	1051(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 127 FERGUSON/ FINAL BILL	28.37
01/16/2026	PR	1052(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1316 JEROME ST/ FINAL BILL	39.99
01/16/2026	PR	1053(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1320 JEROME ST / FINAL BILL	25.49
01/16/2026	PR	1054(E)	PITNEY	PITNEY BOWES PURCHASE POWER	POSTAGE DEC 2025	98.99
01/16/2026	PR	1055(E)	PNC	PNC BANK, NA	ED EVENT, SUPPLIES, GARDEN	893.13
01/30/2026	PR	1056(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 125 FERGUSON FINAL BILL	80.28
01/30/2026	PR	1057(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1217 W SAGINAW	56.73
01/30/2026	PR	1058(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	56.73
01/30/2026	PR	1059(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	54.88
01/30/2026	PR	1060(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1229 W SAGINAW	68.86
01/30/2026	PR	1061(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 416 N M L K JR BLVD	57.26
01/30/2026	PR	1062(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	57.26
01/30/2026	PR	1063(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 422 N M L K JR BLVD	53.40
01/30/2026	PR	1064(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 125 FERGUSON	160.59
01/30/2026	PR	1065(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 127 FERGUSON FINAL BILL	28.37
01/30/2026	PR	1066(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 3024 TURNER	<u>237.23</u>

PR TOTALS:

Total of 28 Checks:	3,123.11
Less 0 Void Checks:	<u>0.00</u>
Total of 28 Disbursements:	<u>3,123.11</u>

REPORT TOTALS:

Total of 85 Checks:	579,224.14
Less 1 Void Checks:	600.00
Total of 84 Disbursements:	578,624.14

03/05/2026

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 02/01/2026 - 02/28/2026

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
02/13/2026	GEN	16423	BRENT FORS	BRENT FORSBERG	CONSULTING SERVICES HOLMES & PLEASANT GR	4,500.00
02/13/2026	GEN	16424	LANSING CI	CITY OF LANSING	RENTAL INSPECTION 818 N FAIRVIEW	320.00
02/13/2026	GEN	16425	LANSING CI	CITY OF LANSING	PLAN REVIEW HOLMES & PLEASANT GROVE	12,537.00
02/13/2026	GEN	16426	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	892.26
02/13/2026	GEN	16427	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	2,196.36
02/13/2026	GEN	16428	GRANGER	GRANGER	DUMPSTER 1715 E KALAMAZOO/ 421 DETROIT/	2,199.22
02/13/2026	GEN	16429	HBA	HBA OF GREATER LANSING	MEMBERSHIP DUES 2026	650.00
02/13/2026	GEN	16430	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	INSTALLING NEW DOOR 1754 MAISONETTE DR	2,500.00
02/13/2026	GEN	16431	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE EAST CONDOS	17,833.00
02/13/2026	GEN	16432	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	REPAIR CLOSET TRIM DAMAGE 1225 W SAGINAW	325.00
02/13/2026	GEN	16433	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	WATER HEATER REPAIR 1225 W SAGINAW	150.00
02/13/2026	GEN	16434	KEBS	KEBS, INC.	LOT SURVEY 613 AVON ST	675.00
02/13/2026	GEN	16435	MCKISSIC	MCKISSIC CONSTRUCTION	SNOW REMOVAL 1/26/26	1,941.00
02/13/2026	GEN	16436	MCKISSIC	MCKISSIC CONSTRUCTION	SNOW REMOVAL 2/06/26	1,941.00
02/13/2026	GEN	16437	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	VEHICLE FUEL	223.76
02/13/2026	GEN	16438	ROBIN	ROBIN WRIGHT	ACCT PAYABLE SERVICE 01/26	550.00
02/13/2026	GEN	16439	EATON ROXY	ROXY EATON	MILEAGE JAN 2026 AND SUPPLIES	81.96
02/13/2026	GEN	16440	DBI SMART	SMART BUSINESS SOURCE	OFFICE SUPPLIES	113.82
02/13/2026	GEN	16441	THAT CABIN	THAT CABINET COMPANY	CABINERY 1727 HILLCREST	5,254.60
02/27/2026	GEN	16442	ALL STAR	ALL STAR SNOW REMOVAL	LAWN SERVICE JAN 2026	5,019.00
02/27/2026	GEN	16443	APPLIED	APPLIED IMAGING	COPY CHARGES	188.02
02/27/2026	GEN	16444	BENDY STEM	BENDY STEM FARM	NIB GARDEN	7,392.00
02/27/2026	GEN	16445	BWL	BOARD OF WATER & LIGHT	DOMESTIC WATER SERVICE AGREEMENT 2130 W	28,525.61
02/27/2026	GEN	16446	LANSING CI	CITY OF LANSING	PLAN REVIEW HOLMES & PLEASANT GROVE	12,537.00
02/27/2026	GEN	16447	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES	564.62
02/27/2026	GEN	16448	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	1,372.76
02/27/2026	GEN	16449	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	1,681.64
02/27/2026	GEN	16450	BURNS	DAVID BURNS	MILEAGE AND POSTAGE DEC 2025	62.58
02/27/2026	GEN	16451	BURNS	DAVID BURNS	MILEAGE JAN AND FEB 2026	175.70
02/27/2026	GEN	16452	GRAVITY	GRAVITY WORKS DESIGN, LLC	WEBSITE HOSTING JAN-DEC 2026	756.00
02/27/2026	GEN	16453	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE EAST CONDOS	43,885.00
02/27/2026	GEN	16454	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 912 N CHESTNUT	61,100.00
02/27/2026	GEN	16455	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS JAN 2026	7,325.16
02/27/2026	GEN	16456	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS FEB 2026	7,325.16
02/27/2026	GEN	16457	RHODE	JILL RHODE C.P.A.	ACCOUNTING SERVICE 2/26	2,300.00
02/27/2026	GEN	16458	MAGWV	MAGWV	UPDATE POINTE EAST/HICKORY	50.25
02/27/2026	GEN	16459	RED CEDAR	RED CEDAR CONSULTING, LLC	ASBESTOS/HAZ MAT TESTING 613 AVON	925.00
02/27/2026	GEN	16460	CASE	ROXANNE CASE	MILEAGE & PARKING	55.62
02/27/2026	GEN	16461	FOUR	SCHUMACHER'S FOUR SEASONS	SNOW REMOVAL JAN 2026	5,422.00
02/27/2026	GEN	16462	DOERFLER S	SCOTT DOERFLER	MILEAGE	87.29

GEN TOTALS:

Total of 40 Checks:	241,634.39
Less 1 Void Checks:	175.70
Total of 39 Disbursements:	241,458.69

Bank PR PNC PAYROLL CHECKING

02/13/2026	PR	1067(E)	AT&T	AT & T	CELL PHONE FEB,4TH- MARCH 3, 2026	82.06
02/13/2026	PR	1068(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	321.35
02/13/2026	PR	1069(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1239 CLIMAX	45.16
02/13/2026	PR	1070(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	63.87
02/13/2026	PR	1071(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	64.67
02/13/2026	PR	1072(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	61.91
02/13/2026	PR	1073(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1229 W SAGINAW	66.02
02/13/2026	PR	1074(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 416 N M L K JR BLVD	78.95

02/13/2026	PR	1075(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 418 N M L K JR BLVD	87.20
02/13/2026	PR	1076(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 422 M M L K JR BLVD	81.23
02/13/2026	PR	1077(E) COMCAST	COMCAST	INTERNET FEB 20 2026 - MAR 19 2026	178.89
02/13/2026	PR	1078(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 422 N M L K JR BLVD	15.00
02/13/2026	PR	1079(E) PITNEYBOW	PITNEY BOWES INC	MACHINE RENTAL FEB 16 2026- MAY 15 2026	104.94
02/13/2026	PR	1080(E) PNC	PNC BANK, NA	ED EVENT, SUPPLIES,POSTAGE, GARDEN,COMMU	3,945.23
02/27/2026	PR	1081(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 1239 CLIMAX/FINAL BILL	77.23
02/27/2026	PR	1082(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1729 HILLCREST ST	15.99
02/27/2026	PR	1083(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 3024 TURNER	294.90
02/27/2026	PR	1084(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 125 FERGUSON	19.16
02/27/2026	PR	1085(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 416 N M L K JR BLVD	65.58
02/27/2026	PR	1086(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	68.29
02/27/2026	PR	1087(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 422 N M L K JR BLVD	62.89
02/27/2026	PR	1088(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1217 W SAGINAW	62.81
02/27/2026	PR	1089(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	62.81
02/27/2026	PR	1090(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	61.95
02/27/2026	PR	1091(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1229 W SAGINAW	77.31
02/27/2026	PR	1092(E) PITNEY	PITNEY BOWES PURCHASE POWER	POSTAGE JAN 2026	109.99

## PR TOTALS:

Total of 26 Checks:	6,175.39
Less 0 Void Checks:	0.00
Total of 26 Disbursements:	<u>6,175.39</u>

## REPORT TOTALS:

Total of 66 Checks:	247,809.78
Less 1 Void Checks:	175.70
Total of 65 Disbursements:	<u>247,634.08</u>

		INGHAM COUNTY LAND BANK												
3/10/26		2025 BUDGET												
		Preliminary - Pre Audit Actuals as of 12/31/25												
Old Account	Revised Account	DESCRIPTION	Actual 2024	Original 2025 Budget	Amended 2025 Budget	101 GENERAL FUND	300 RENTAL	204 NEIGHBORHOODS IN BLOOM	230 BLIGHT ELIMINATION	252 STATE ENHANCEMENT	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Pre Audit Actuals 2025	
		<b>REVENUE</b>												
1	101-201-673.000	101-201-673.000	PROPERTY SALES	270,174	3,040,000	2,192,000	\$ 78,536	\$ 112,000		\$ 740,000		\$ 150,000	\$ 580,000	\$ 1,660,536
2	101-201-673.010	101-201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF		-	-	-							-
3			RETURN EXCESS PROCEEDS - RAFAELI		-	-								-
4	228-201-659.000	228-201-582.300	CDBG REVENUE	-	-	-	-							-
5	220-201-667.000	220-201-509.000	HOME REVENUE	-	-	-	-							-
6	250-101-670-100	250-101-582.100	BROWNFIELD DEBT REVENUE - COUNTYWIDE	177,226	-	-	-				4,350			4,350
7			MSHDA - EMERGING DEVELOPER	28,146	182,500	242,500	172,130						140,481	312,611
8	235-101-670.000	235-101-540.500	MEDC REVENUE (ARPA RAP Grant)	1,000,000	475,000	800,000	-							-
9	250-201-	250-201-	HOUSING TRUST FUND GRANT	793,333	1,586,666	1,293,333	-				1,000,000		133,000	1,133,000
10	251-201-	251-201-	MSHDA MOD & MICH FUNDS & MiNeighborhood	105,000	800,000	-	-							-
			STATE ENHANCEMENT			450,000				\$ 396,742				396,742
			SOLAR REIMBURSEMENT	35,000		-					3,520	2,000		5,520
			STATE LAND BANK - SPARROW HOMES			1,135,000			1,096,385					1,096,385
11	230-201-661.000	230-201-542.000	SLBA BLIGHT ELIMINATION FUNDS	1,691,202	1,550,000	300,000	-		142,010					142,010
12	101-101-699.000	101-101-699.000	REV. TRANSFER - Treasurer, LOC	400,000	400,000	400,000	400,000							400,000
			REV. TRANSFER - INTEREST REIMBURSEMENT	20,756		90,000	84,966							84,966
13	101-101-672.000	101-101-402.000	SPECIFIC TAX REVENUE	249,073	220,000	260,000	250,100							250,100
		101-220-540-000	EMERGING DEVELOPER DONATIONS			4,500	3,000							3,000
14	300-201-631.000	300-201-667.500	RENTAL INCOME	106,434	82,000	77,000	1,653	73,706						75,359
15	204-101-679.000	204-101-581.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	20,000	20,000	-	20,000						20,000
16	202-201-675.000	202-201-675.000	GARDEN PROJECT REVENUE	3,628	7,500	7,500	3,937							3,937
17	300-201-693.000	300-201-693.000	GAIN ON SALE OF ASSETS (selling rentals)	-	-	-	-							-
18	300-101-635.000	300-101-665.100	INTEREST INCOME (Land Contracts)	(1,535)	7,500	7,500	6,056							6,056
19	300-201-641.000	300-201-641.000	LATE FEE REVENUE	-	-	-	-							-
20			CAPITAL CONTRIBUTIONS (inventory revenue)	3,500	-	-	15,008							15,008
21	101-000-640.000	101-000-686.000	MISCELLANEOUS INCOME	4,306	200	200	81	500					3,203	3,784
			<b>TOTAL REVENUE</b>	<b>\$ 4,906,243</b>	<b>\$ 8,371,366</b>	<b>\$ 7,279,533</b>	<b>\$ 1,015,467</b>	<b>\$ 186,206</b>	<b>\$ 20,000</b>	<b>\$ 1,978,395</b>	<b>\$ 396,742</b>	<b>\$ 1,157,870</b>	<b>\$ 858,684</b>	<b>\$ 5,613,364</b>
		<b>EXPENSES</b>												
22	202-201-830.000	202-201-830.000	GARDEN PROJECT	9,429	12,000	12,000	10,511							10,511
23	228-201-659.000	228-201-582.300	CDBG EXPENSES	-	-	-								-
24	220-201-800.000	220-201-980.100	HOME EXPENSES	-	-	-								-
25	235-101-818.000	250-201-980.100	MEDC EXPENSES (ARPA RAP Grant)		475,000	-								-
26	250-201-800.000	250-201-980.100	MSHDA MOD & MICH FUNDS	-	800,000	-								-
27	101-220-XXX.XXX	101-220-XXX.XXX	MSHDA - EMERGING DEVELOPER	28,146	182,500	242,500	175,130							175,130
28	204-101-994.000	204-101-957.100	COMMUNITY DEVELOPMENT PROJECTS - NIB	16,806	20,000	19,000			15,399					15,399
29	101-201-737.000	101-201-955.600	CLOSING COSTS - COMBINED	24,664	51,500	160,746	4,250	8,704	47,578					60,532
30	101-101-726.030	101-101-819.100	AUDIT FEE	26,360	28,000	28,000	27,000							27,000
31	101-101-804.000	101-101-804.000	BANK FEE	2,908	2,500	6,500	7,108							7,108
32	101-XXX-820.000	101-XXX-820.000	INSURANCE PROPERTY	16,350	33,000	33,000	24,242							24,242
33	101-101-995.000	101-101-994.100	INTEREST EXPENSE (LoC)	40,141	56,000	90,000	84,966							84,966
34	101-201-731.000	101-201-961.000	PROPERTY TAXES	886	2,000	2,000	12,454							12,454
35	101-201-967.000	101-201-967.000	LOSS ON INVENTORY	-	-	-								-
36	101-101-968.000	101-101-968.000	DEPRECIATION AND DEPLETION	34,649	35,000	35,000	20,380	13,146						33,526
37	101-101-814.060	101-101-819.400	LEGAL-ADMINISTRATIVE	3,648	5,000	5,000	5,000							5,000
38	101-201-814.060	101-201-819.400	LEGAL-PROPERTIES	48	2,700	18,700	17,793							17,793
39	101-201-731.XXX	101-201-831.XXX	CODE COMPLIANCE	1,055	1,500	1,500	2,345							2,345
40	101-XXX-931.010	101-XXX-931.010	LAWN & SNOW	120,243	150,000	130,000	149,663							149,663
41	101-101-921.000	101-101-921.000	UTILITIES-OFFICE	3,833	3,000	5,000	5,301							5,301
42	101-201-921.000	101-201-921.000	UTILITIES-PROPERTIES	4,621	8,000	8,000	9,412							9,412
43	101-101-931.000	101-101-931.000	MAINTENANCE-OFFICE	6,066	7,000	7,000	4,128							4,128

Old Account	Revised Account	DESCRIPTION	Actual 2024	Original 2025 Budget	Amended 2025 Budget	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	230 BLIGHT ELIMINATION	252 STATE ENHANCEMENT	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Pre Audit Actuals 2025
44 101-201-931.000	101-201-931.000	MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)	3,936	25,000	22,500		5,513						5,513
45 250-201-800.000	250-201-980.100	NEW CONSTRUCTION - BROWNFIELD		-	-								-
46 101-101-800.000	101-101-980.100	RENOVATIONS - OFFICE		3,000	3,000								-
47 101-201-800.000	101-201-980.100	RENOVATIONS-PROPERTIES	4,452	20,000	20,000	6,791							6,791
48 250-201-800.000	250-201-980.100	RENOVATIONS-HOUSING TRUST FUND	2,122,326	4,130,117	1,211,033						629,060	549,572	1,178,632
49 251-201-800.00	251-201-980.1000	RENOVATION - MSDHA		-	-								-
	252-201-980.100	RENOVATION - STATE ENHANCEMENT			357,353					394,410			394,410
50 101-201-811.000	101-201-962.000	DEVELOPMENT EXPENSE	3,025	5,000	5,000	25							25
51 101-201-700.000	101-201-967.100	COST OF PROJECTS-INVENTORY (value of sold props)	99,740	74,000	1,725,415	22,082	13,767				150,000	525,000	710,849
52 101-201-726.020	101-201-955.100	PERMITS	-	-	1,100	1,039							1,039
53 101-XXX-727.050	101-XXX-806.050	SURVEY	575	-	-								-
54 101-201-727.000	101-201-806.000	APPRAISAL	400	-	500	500							500
55 230-201-800.000	230-201-980.100	SLBA BLIGHT ELIMINATION FUNDS	933,026	1,437,039	300,000				99,400				99,400
		SPARROW HOMES			1,010,039				1,596,160				1,596,160
		REFUND OF PROGRAM COSTS			915,000				672,377				672,377
56 220-201-800.500	220-201-980.500	DEMOLITION (emergency)		-	-								-
57 300-101-760.000	300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	9,308	8,000	8,000		8,173						8,173
58 300-201-803.000	300-201-803.000	HOA/CONDO FEE	11,745	15,080	14,000	495	12,460						12,955
59 101-101-726.050	101-101-805.000	SECURITY	612	600	600	1,086							1,086
60 101-XXX-818.000	101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	66,964	62,000	115,000	83,814							83,814
61 101-101-819.000	101-101-819.000	SOFTWARE - BSA, ePP, website platform	23,886	30,000	30,000	25,301							25,301
62 101-101-726.040	101-101-850.000	COMMUNICATION - Comcast, AT&T	3,091	3,800	3,800	3,095							3,095
63 101-XXX-726.010	101-XXX-726.010	SUPPLIES	6,068	5,000	5,000	6,129							6,129
64 101-101-728.000	101-101-728.000	POSTAGE	1,148	1,500	1,500	1,468							1,468
65 101-101-802.000	101-101-819.200	CONSULTANTS	7,064	6,000	13,500	6,195							6,195
66 101-101-802.000	101-101-819.200	CONSULTANTS - Brownfield		-	-								-
67 101-101-735.000	101-101-851.000	MEDIA/PR - GravityWorks, events, recruitment	902	3,500	3,500	4,313							4,313
68 101-101-726.060	101-101-746.060	MEMBERSHIPS	3,224	3,000	3,000	3,009							3,009
69 101-101-726.090	101-101-726.090	VEHICLE EXPENSE	3,118	4,500	4,500	2,758							2,758
70 101-101-861.100	101-101-861.100	TRAVEL - Mileage	3,144	2,000	2,000	4,892							4,892
71 101-101-862.000	101-101-960.500	PROF.TRAINING/CONFERENCES	4,422	10,000	10,000	5,792							5,792
72 101-101-901.000	101-101-901.000	AMERICORPS MEMBER	-	20,000	-								-
73 XXX-101-900.000	XXX-101-702.000	PAYROLL REIMBURSEMENT	472,118	481,604	433,000	255,523		11,496	55,758	13,399			336,176
74 101-101-903.000	101-101-821.100	PAYROLL SERVICE FEE	2,232	2,000	2,000	3,694							3,694
75 XXX-101-906.000	XXX-101-715.000	HEALTH INSURANCE PREMIUM (BENEFITS)	69,422	90,000	90,000	77,336							77,336
76 101-908.000	101-908.000	457 PLAN ADMIN EXP	-	-	-								-
77 XXX-101-902.000	XXX-101-710.000	EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)	38,458	43,000	39,205	20,068		4,278	1,044				25,390
78 XXX-101-905.000	XXX-101-716.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT	-	-	-								-
79 XXX-101-904.000	XXX-101-712.000	WORKER'S COMP PREMIUM	6,407	10,000	10,000	9,176							9,176
		<b>TOTAL EXPENSES</b>	<b>4,240,666</b>	<b>8,370,439</b>	<b>7,163,491</b>	<b>1,104,264</b>	<b>61,763</b>	<b>26,895</b>	<b>2,475,551</b>	<b>408,853</b>	<b>779,060</b>	<b>1,074,572</b>	<b>5,930,958</b>
		<b>NET OF REVENUES &amp; EXPENDITURES</b>	<b>665,577</b>	<b>927</b>	<b>116,042</b>	<b>(88,797)</b>	<b>124,443</b>	<b>(6,895)</b>	<b>(497,156)</b>	<b>(12,111)</b>	<b>378,810</b>	<b>(215,888)</b>	<b>(317,594)</b>
		Note payable 12/31/25											466,114

## INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE THE ENGAGEMENT & ACCEPTANCE OF THE LEGISLATIVE  
DIRECT SPENDING ITEMS GRANT THROUGH LABOR & ECONOMIC OPPORTUNITY****RESOLUTION 26-**

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, 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, Ingham County Land Bank applied for State Legislation funding in spring 2025 to continue and expand housing activities.

WHEREAS, the State Legislation approved \$2,000,000 in Legislative Directed Spending Items (LDSI) through a grant administered by Michigan State Housing Development Authority (MSHDA); and

WHEREAS, the Land Bank plans to use this funding for new construction, renovations, and community improvements; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to enter into an Agreement with LDSI and MSHDA and begin expanding housing activities in Ingham County.

AYE:   NAY:           ABSENT:   Adopted

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO UTILIZE THE LAND BANK'S OPTION TO PURCHASE  
2026 TAX FORECLOSED PROPERTY

RESOLUTION 26-

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, 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, the General Property Tax Act, Public Act 206 of 1893, as amended, states in MCL 211.78m(1) that if a city, village, township, or city authority does not purchase a tax foreclosed property and no claimant has filed a claim for remaining proceeds from the foreclosed property under section 78t(2), the county authority in which the property is located may purchase that property by paying the foreclosing governmental unit the minimum bid. The foreclosing governmental unit shall convey the property to the purchasing Authority within 30 days; and

WHEREAS, the Ingham County Treasurer, acting as the Foreclosing Governmental Unit is authorized to accept the minimum bid in the name of Ingham County for properties, subject to local and state option and other deletions by statute and Land Bank Priorities, Policies, and Procedures.

WHEREAS, the Land Bank staff will evaluate the 2026 tax foreclosed parcels and will determine if certain properties have redevelopment potential compared to their purchase cost; and

WHEREAS, the acquisition cost shall be covered by the Ingham County Land Bank Fast Track Authority; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to purchase for redevelopment opportunities, at the minimum bid, property available under MCL 211.78m(1) for which no claimant has filed a claim for remaining proceeds.

AYE:                    ABSENT:                    NAY:                    Adopted

Communications Narrative / Executive Director's Report

3/6/26

- Land Bank posted a Construction Field Coordinator position and has completed interviews. Scott Doerfler was selected and his first day was 1/27/26. He will attend the April meeting to introduce himself.
- Land Bank pulling together a plan of attack to partner with builders and contractors to build 30-50 single-family homes on scattered Land Bank sites.
- Land Bank is working on documents and status of property for our audit. Auditors will be in the Land Bank Office the week of March 16<sup>th</sup>.
- Ferguson / Jerome street houses sold. Much work and processing has gone into the sales and managing of the documents needed by the State Land Bank Authority for reimbursement.
- Working with CACS (Capital Area Community Services) and CAHP (Capital Area Housing Partnership) to complete Homeowner Renovations.
- Partnered and worked with Eastside Community Action Center to lease and ultimately sell houses in the Potter Walsh area for their pipeline of folks needing housing.
- 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.
- Meeting with housing entities to help further their own projects and housing activities, such as MI Just Cause, Bayshore Builders, Alesia Flowers who owns a Darius Moon house on MLK, and Hope & Donald Lovell who are working on the Churchill Gardens project.
- Continue to meet with builders and developers who are looking to purchase property and understand the requirements and phases of building within the City of Lansing.
- 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.