



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, APRIL 16, 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/82203621474?pwd=zgpWKfW4HRwelkeSjpmkS1bXUzVWez.1>

Meeting ID: 822 0362 1474

Passcode: 223586

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 March 19, 2026

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 – March 2026
 - B. Communications Narrative / Executive Director's Report
 - C. Legal
4. Announcements, Comments, or other Questions
5. Adjournment (Next meeting is scheduled for Thursday, May 21, 2026.)

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/86578865129?pwd=bwIL89KugsdSxTA40Xqx0iMohMI7rh.1>

Meeting ID: 865 7886 5129

Passcode: 729854

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

CALL TO ORDER

Chairperson Fox called the March 19, 2026 Regular Meeting of the Ingham County Land Bank to order at 4:30 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Morgan

Members Absent: Sebolt, Van Fossen

Others Present: Tim Perrone, David Burns, Gina Jackson, Mr. Detrick Taylor, Ms. Gesela Woods

APPROVAL OF THE MINUTES

MINUTES OF JANUARY 22, 2026 ACCEPTED AND PLACED ON FILE.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

Ms. Woods of 3719 Berwick Dr, Lansing, spoke in regards to the Land Bank lot #33-01-01-31-128-125, next door to her. She stated that she's been taking care of the Land Bank property for 15 years. When she purchased her house, she was told that the lot came with the house. She presented a notarized document of 4 neighbors who have witnessed her taking care of the property. She is also trying to get a hold of companies who she paid to do work on the property, as well.

Detrick Taylor of Rex St, Lansing spoke in regards to purchasing the Land Bank vacant lot next to the home. Mr. Taylor distributed a document to the board. He explained that he still wants to purchase the lot, and believes the proper amount should be \$2000, split between he and the neighbor (\$1000 each). He requested this in an email and received a return email from the Land Bank that had no rationale of the \$7500 cost. There is construction debris on the site and a downed tree. His document provides an explanation of why he believes the cost should be \$2000 and respectfully requests the Board to consider this pricing decision.

Brief Board discussion took place. Commissioner Grebner requested more information with options. Chair Fox stated that the Land Bank would want to sell the lot as a buildable lot, and the comparable to that lot is right next door at Mr. Taylor's property which was identical and sold at \$7500. As to the

MARCH 19, 2026 REGULAR MEETING

debris and storm damage, it does not reduce the value of the lot, but the Land Bank will clean it up and that's typical. We're constantly clearing and spending money on storm damage clean up. The Land Bank would not sell or value the split property as 2 separate 30-foot lots. No utilities doesn't make the lot non-buildable; it just makes it more expensive to build. Commissioner Morgan believes the Land Bank's valuation should be based on facts and not on personal circumstances, and should be priced in a fair and transparent way, and as long as the \$5000 price is justifiable with the definition of fairness. Mr. Perrone stated that rules and regulations could be suspended and is a matter of the Land Bank's and Board's discretion.

1. Commercial – Multi-Family

A. Sale Status report -

Mr. Burns stated that the offer from Allen Edwin Homes to develop a property on the southwest side of Lansing fell apart and they have canceled the purchase agreement. The Land Bank will do more research on that property and follow up. The Holmes & Pleasant Grove project is going to be breaking ground soon. Closing on this property will be in April and starting soon.

2. Residential

A. List of Properties –

Gina Jackson stated that 1729 Hillcrest St should be done soon. Chair Fox stated that one of the land contracts sold. Mr. Burns stated that we only have one land contract left.

3. Administration

A. Accounts Payable – January and February 2026

Accepted and on file.

B. Budget 2025 update

No questions or comments.

C. Resolution to Authorize the Engagement & Acceptance of Legislative Direct Spending Items Grant

MOTION MOVED BY COMMISSIONER MORGAN, SUPPORTED BY COMMISSIONER GREBNER

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 26-01

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: Fox, Grebner, Morgan NAY: None ABSENT: Sebolt, Van Fossen Adopted 3/19/26

D. Resolution to Utilize the Land Bank's Option to Purchase 2026 Tax Foreclosed Property

MOTION MOVED BY COMMISSIONER GREBNER, SUPPORTED BY
COMMISSIONER MORGAN

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

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

RESOLUTION 26-02

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: Fox, Grebner, Morgan NAY: None ABSENT: Sebolt, Van Fossen Adopted 3/19/26

E. Communications Narrative / Executive Director's Report

Chair Fox stated that the State Land Bank Authority authorized a \$10M 3-year program based off some funds that came through the State budget process. It will include 3-4 separate grants programs for local Land Banks, such as an Operational Grant Program, an Innovation & Project Grant Program and a Rehabilitation Revolving Grant Program, along with support funds for the Michigan Land Bank Association.

F. Legal

Mr. Tim Perrone stated that quiet title filings have been completed on 7 properties, and a court hearing has been scheduled in April. Notices will go out on 3/20/26, and postings will be completed on the properties, along with the publication of notice of hearing. Also, an easement has been prepared for the Holmes & Pleasant Grove site.

4. Announcements, Comments, or other Questions

None

5. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 4:56pm.

Next meeting on Thursday, April 16, 2026, at 4:30pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

4/9/2026

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. Land Bank has contacted a civil engineering firm and asked that they provide a proposal for site planning, utility analysis, and other related pre-development priorities. Deliverables are intended to help find and support a developer qualified to complete a project on this site. Priorities for a development include affordable home ownership, density, missing middle housing clustered for efficiency and exterior characteristics compatible with the old campus. 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. In the meantime, a meeting is scheduled with a local housing developer who wants to discuss their interest in the property.

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
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. LAFCU 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 www.LansingGrowthFund.com Engineering plans are approved and Building plans are currently under review for final approval. Pre-construction activity has begun on site. Closing on construction loan docs and property is slated for 2nd week in April. The .81 acre site for Phase 1 will sold 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. Construction costs, projected rents, and depth of market is preventing real interest in this property for 9t2 units. Land Bank will consider revising the whole use concept for the site, At land Bank's request, City of Leslie provided a proposal to grub (brush hog) the property. We accepted the proposal and the property will be cleared of saplings, brushes and debris.
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. A Site plan was submitted to Lansing Twp. and it is on the April Planning Board agenda for approval. Billboard lease remains. Land Bank will work with Twp. assessor to have the property taxed.

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	Land Bank developed a 5-unit condo building utilizing grant funding from HTF and MEDC. Construction completed in September of 2024. Units were listed at 160k. One sold in December 2024. In 2025 we had several accepted offers that terminated for various reasons. We reduced prices to \$150,000 in August of 2025. March of this year, we reappraised each unit and updated the market analysis which resulted in a price reduction to \$140,000. We have 1 signed Purchase Agreement and expect a closing in early May. Our agent has had more activity and expects another offer. Land Bank will build a 5 unit storage shed on site to provide each condo extra storage space. Cost will be paid with unused grant money from the original allocation.
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	Four unit condo building developed with grant funding from HTF and MEDC. Construction completed in November of 2024. Units were listed at 160k. One sold in August of 2025. We had other offers that didn't close for various reasons. We reduced prices to \$150,000 in August of 2025. In March of this year, we reappraised each unit and updated the market analysis which resulted in a price reduction to \$140,000. We have 2 signed Purchase Agreement and expect a closings in early May. Our agent has had more activity and expects another offer.
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	Pointe East Condominiums have received final approvals from the City of Lansing. We have Certificate's of Occupancy for all units. There are a few miscellaneous items the contractor needs to complete. Hickory Pointe Condominiums will be completed by mid May. Condominium
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	Subdivision Plan has been started by our site engineer and Keb's Surveying has begun the final As-Built survey's required to finalize our condominium documents. We will begin listing the four units at Pointe East the week of April 20. The buildings have made a positive difference on Pennsylvania Ave.

Residential or Vacant Properties Update

4/7/2026

March 2026 Sales - none

Residential Properties - in progress

Parcel #	Address	Project type / Notes
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.

Residential Properties - Slated for Demolition

33-01-01-21-431-045	613 Avon St	Bid out. Contractor awarded. Demolition schedule not set yet.
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04/09/2026

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 03/01/2026 - 03/31/2026

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
03/13/2026	GEN	16463	MENARDS	CAPITAL ONE COMMERCIAL	SUPPLIES	34.87
03/13/2026	GEN	16464	LANSING CI	CITY OF LANSING	RENTAL INSPECTION 1026 S GRAND AVE	320.00
03/13/2026	GEN	16465	CITY PULSE	CITY PULSE	PUBLIC NOTICE DEMO 613 AVON ST	54.02
03/13/2026	GEN	16466	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	1,990.49
03/13/2026	GEN	16467	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	2,059.12
03/13/2026	GEN	16468	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1006 PARKER	17.00
03/13/2026	GEN	16469	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1239 CLIMAX ST	202.34
03/13/2026	GEN	16470	CROWDFUND	CROWDFUND BETTER	HOLMES & PLEASANT GROVE LANDING PG JAN I	1,500.00
03/13/2026	GEN	16471	CROWDFUND	CROWDFUND BETTER	HOLMES & PLEASANT GROVE LANDING PG FEB I	1,500.00
03/13/2026	GEN	16472	CUSTOM HOM	CUSTOM HOME ENERGY SERVICES	FINAL TEST AND INSPECTION POINTE EAST CO	1,600.00
03/13/2026	GEN	16473	BURNS	DAVID BURNS	MILEAGE JAN AND FEB 2026	181.98
03/13/2026	GEN	16474	EDEN	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES MARCH-26	1,180.00
03/13/2026	GEN	16475	GENESEE PT	GENESEE POINTE CONDOMINIUM ASSOC	HOA MARCH-2026	495.00
03/13/2026	GEN	16476	GRANGER	GRANGER	DUMPSTER 1715 E KALAMAZOO	167.79
03/13/2026	GEN	16477	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE EAST CONDOS	80,716.00
03/13/2026	GEN	16478	INGHAM	INGHAM COUNTY TREASURER	MILLER PARK 6149 SCOTMAR SALES	14,454.17
03/13/2026	GEN	16479	KEBS	KEBS, INC.	SURVEY STAKING W HOLMES & PLEASANT GROV	285.00
03/13/2026	GEN	16480	KWIK CAR	KWIK CAR WASH	VEHICLE WASH	18.00
03/13/2026	GEN	16481	LUXE DEVEL	LUXE DEVELOPMENT GROUP LLC	CONSTRUCTION 1729 HILLCREST	44,698.73
03/13/2026	GEN	16482	LUXE DEVEL	LUXE DEVELOPMENT GROUP LLC	PATHWAY TRAINING 1729 HILLCREST	8,390.38
03/13/2026	GEN	16483	MAGWV	MAGWV	UPDATE POINTE EAST/HICKORY	150.00
03/13/2026	GEN	16484	MCKIMMY	MELISSA MCKIMMY	MILEAGE AND SUPPLIES FEB 2026	557.89
03/13/2026	GEN	16485	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	GARDEN, VEHICLE FUEL & HOME OWNER REHAB	98.54
03/13/2026	GEN	16486	MPC	MPC CASH-WAY LUMBER	HC BIFOLD1729 HILLCREST	261.48
03/13/2026	GEN	16487	MPC	MPC CASH-WAY LUMBER	RENOVATIONS 1729 HILLCREST	30.00
03/13/2026	GEN	16488	MPC	MPC CASH-WAY LUMBER	RENOVATIONS 1729 HILLCREST	4,637.67
03/13/2026	GEN	16489	POINTE WES	POINTE WEST ASSOCIATION	POINT WEST CONDO HOA MAR-2026	660.00
03/13/2026	GEN	16490	ROBIN	ROBIN WRIGHT	ACCT PAYABLE SERVICE 02/26	478.50
03/13/2026	GEN	16491	EATON ROXY	ROXY EATON	MILEAGE FEB 2026	50.75
03/13/2026	GEN	16492	FOUR	SCHUMACHER'S FOUR SEASONS	SNOW REMOVAL FEB 2026	2,999.00
03/13/2026	GEN	16493	DOERFLER S	SCOTT DOERFLER	MILEAGE FEB 2026	32.55
03/13/2026	GEN	16494	DOERFLER S	SCOTT DOERFLER	MILEAGE FEB 2026 HOMEOWNERS REHAB PROG	23.64
03/13/2026	GEN	16495	VETS	VET'S ACE HARDWARE	OFFICE SUPPLIES	31.97
03/13/2026	GEN	16496	BWL	BOARD OF WATER & LIGHT	UTILITIES 613 AVON DEMO DISCONNECT	420.00
03/27/2026	GEN	16497	ALL STAR	ALL STAR SNOW REMOVAL	LAWN SERVICE FEB 2026	1,651.00
03/27/2026	GEN	16498	APPLIED	APPLIED IMAGING	COPY CHARGES, EM DEV	309.35
03/27/2026	GEN	16499	CART	CAPITAL AREA RECYCLING AND TRASH	RECYCLING 4/01/26 - 6/31/26	119.00
03/27/2026	GEN	16500	CARTER LUM	CARTER LUMBER	CONSTRUCTION 1729 HILLCREST ST	1,468.53
03/27/2026	GEN	16501	CARTER LUM	CARTER LUMBER	1729 HILLCREST ST FINANCE CHG	20.98
03/27/2026	GEN	16502	CITYCRAFT	CITYCRAFT FOUNDATION	PATHWAY TO CONSTRUCTION 1729 HILLCREST	3,000.00
03/27/2026	GEN	16503	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL, QUIET TITILE, HOLMES & PLEASANT G	300.80
03/27/2026	GEN	16504	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	2,676.88
03/27/2026	GEN	16505	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	1,422.84
03/27/2026	GEN	16506	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1239 CLIMAX ST FINAL BILL	29.39
03/27/2026	GEN	16507	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1006 PARKER FINAL BILL	5.10
03/27/2026	GEN	16508	EDEN	EDEN GLEN CONDO ASSOCIATION	EDEN GLEN HOA FEES APRIL-26	1,080.00
03/27/2026	GEN	16509	GENESEE PT	GENESEE POINTE CONDOMINIUM ASSOC	HOA APRIL-2026	495.00
03/27/2026	GEN	16510	GREATER LA	GREATER LANSING ASSOCIATION OF REAL	AFFILIATE MEMBERSHIP DUES 2026	300.00
03/27/2026	GEN	16511	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 912 N CHESTNUT	80,700.00
03/27/2026	GEN	16512	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS MAR 2026	8,469.31
03/27/2026	GEN	16513	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS APRIL 2026	8,469.31
03/27/2026	GEN	16514	J & J HARD	J & J HARDWOODS, INC.	TREE REMOVAL 613 AVON	2,400.00
03/27/2026	GEN	16515	RHODE	JILL RHODE C.P.A.	ACCOUNTING 3/26, EXTRA HOURS FOR 2025 AU	2,800.00
03/27/2026	GEN	16516	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 2/21, 3/5, 3/11/26	152.00
03/27/2026	GEN	16517	POINTE WES	POINTE WEST ASSOCIATION	POINT WEST CONDO HOA APRIL-2026	660.00

03/27/2026	GEN	16518	EATON ROXY	ROXY EATON	MILEAGE MARCH & SUPPLIES	95.46
03/27/2026	GEN	16519	DBI SMART	SMART BUSINESS SOURCE	OFFICE SUPPLIES	95.44
03/27/2026	GEN	16520	DBI SMART	SMART BUSINESS SOURCE	OFFICE CHAIR SCOTT D.	<u>239.33</u>

GEN TOTALS:

Total of 58 Checks:	287,256.60
Less 0 Void Checks:	<u>0.00</u>
Total of 58 Disbursements:	<u>287,256.60</u>

Bank PR PNC PAYROLL CHECKING

03/13/2026	PR	1093(E)	AT&T	AT & T	CELL PHONE MARCHL 4TH- APRIL 3, 2026	82.07
03/13/2026	PR	1094(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 416 N M L K JR BLVD	81.04
03/13/2026	PR	1095(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 418 N M L K JR BLVD	91.82
03/13/2026	PR	1096(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 422 M M L K JR BLVD	86.03
03/13/2026	PR	1097(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	56.62
03/13/2026	PR	1098(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	55.57
03/13/2026	PR	1099(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1229 W SAGINAW	61.44
03/13/2026	PR	1100(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1729 HILLCREST ST	69.84
03/13/2026	PR	1101(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	331.43
03/13/2026	PR	1102(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	52.41
03/13/2026	PR	1103(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1729 HILLCREST ST	89.20
03/13/2026	PR	1104(E)	PNC	PNC BANK, NA	ED EVENT, GARDEN, TRAINING AND CONFERENC	3,794.84
03/27/2026	PR	1105(E)	COMCAST	COMCAST	INTERNET MAR 20 2026 - APR 19 2026	232.90
03/27/2026	PR	1106(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1217 W SAGINAW	41.07
03/27/2026	PR	1107(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	42.90
03/27/2026	PR	1108(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	42.00
03/27/2026	PR	1109(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1229 W SAGINAW	50.21
03/27/2026	PR	1110(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 416 N M L K JR BLVD	42.19
03/27/2026	PR	1111(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	47.03
03/27/2026	PR	1112(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 422 N M L K JR BLVD	<u>42.19</u>

PR TOTALS:

Total of 20 Checks:	5,392.80
Less 0 Void Checks:	<u>0.00</u>
Total of 20 Disbursements:	<u>5,392.80</u>

REPORT TOTALS:

Total of 78 Checks:	292,649.40
Less 0 Void Checks:	0.00
Total of 78 Disbursements:	<u>292,649.40</u>

Communications Narrative / Executive Director's Report

4/8/26

- With the State Funds that the Land Bank received, the Land Bank is pulling together a program: Land Bank Scattered Site Housing Initiative, "Home is in Lansing". The objective is to build 50-100 single-family homes on Land Bank vacant lots. The goal is to work with 4-6 builders/developers and work with the City of Lansing to fast track the process to approve many at once to get homes built quicker and provide much needed housing. (The Land Bank Board authorized the Resolution to accept funds in the March 2026 Board meeting.)
- Land Bank worked on documents and information for our audit. Rehmann has completed the initial process, and will be finalizing the audit soon.
- Working with CACS (Capital Area Community Services) and CAHP (Capital Area Housing Partnership) to complete Homeowner Renovations. Land Bank has sent out a bid requests on the first four properties.
- Working with CACS and Ingham County Housing Trust Fund to work on a State pilot program called Whole Home Program. This is an initiative where 4 counties (Ingham, Eaton, Shiawassee, and Cass) will work with MSHDA and Capital Access to develop and create a homeowner rehab program that will pull in many buckets of funds to help repair and renovate homes to income-qualified eligible homeowners. This program will most likely begin late summer/early fall 2026.
- Director Case, along with Brent Forsberg and Chris Miller of the National Coalition of Community Capital will be speaking at MSHDA's Michigan Building Community Conference in May. The conversation will be based around the ways to stack funds to make projects work such as the Holmes & Pleasant Grove project. www.LansingGrowthFund.com.
 - Also, the BMCC will have a bus tour, and will be stopping at the Land Bank's Row Houses on Pennsylvania Ave. Director Case will be on the bus to briefly talk about them in preparation. David Burns, possibly the contractors, and Land Bank real estate agent will briefly talk while folks are touring the condos.
- Land Bank Garden Coordinator, Cody Mohr, is gearing up for the spring tilling and planting season. Many gardeners are getting ready to dig into the dirt and are looking forward to nice weather.