



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, SEPTEMBER 17, 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/89166326493?pwd=t3gr5QGr5bD3SPTL0twmJgMM4fxaBK.1>

Meeting ID: 891 6632 6493

Passcode: 617850

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 July 16, 2026

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties
 - B. Resolution to Authorize the Sale of Multiple Vacant Parcels to Contractors for the Scattered Site Housing Initiative
3. Administration
 - A. Accounts Payable – August 2026
 - B. Budget 2027 preliminary draft
 - C. Resolution to Authorize Revisions of the Executive Director's Position Description & Compensation Scale
 - D. Closed Session to Consult under Attorney Client Privilege on Communication from Rosati, Schultz, Joppich, Amtsbuechler dated 9/4/26 Pursuant to MCL 15.268(1)(h)
 - E. Communications Narrative / Executive Director's Report
 - F. Legal
4. Announcements, Comments, or other Questions
5. Adjournment (Next meeting is scheduled for Thursday, October 15, 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/83852761339?pwd=buSQympGn4kGpbQjQOaIVxMMuUzDg.1>

Meeting ID: 838 5276 1339

Passcode: 425614

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

CALL TO ORDER

Chairperson Fox called the June 18, 2026 Regular Meeting of the Ingham County Land Bank to order at 4:32 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Sebolt, Grebner, Van Fossen (late)

Members Absent: Morgan

Others Present: Tim Perrone (virtually), David Burns, Roxanne Case, Lorri Greenhoe

APPROVAL OF THE MINUTES

MINUTES OF JUNE 18, 2026 ACCEPTED AND PLACED ON FILE.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report - brief discussion

2. Residential

A. List of Properties – brief discussion

3. Administration

A. Accounts Payable – June and July 2026

Accepted and on file.

B. Rental Analysis

Brief discussion. Director Case stated that the Land Bank is planning to inspect the 8 rentals. The Land Bank has owned them for 10 years or more, and a few may need updating – carpet, painting, some TLC. But slowly but surely, they are being sold off. One has a potential of being sold before the end of the year.

C. Budget update

Brief discussion. Appears we are on track with end of year. We'll be reviewing an amendment, and a draft of Budget 2027 at September's board meeting.

D. Communications Narrative / Executive Director's Report

Welcome Land Bank's new Finance & Administration Manager – Lorri Greenhoe.

Amending the language on the Report of one bullet point:

- A lawsuit Notice of Claim has been filed against the Land Bank from one of our previous contractors, Agape Building & Restoration. Working with MMRMA through the process.

Director Case announced her retirement, barring no major changes in life. April 2027.

E. Legal

Mr. Tim Perrone briefly spoke and helped correct the language of the Notice of Claim, and that it will be managed by MMRMA.

4. Announcements, Comments, or other Questions

None

5. Adjournment - Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 4:47pm.

Next meeting on Thursday, September 17, 2026, at 4:30pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

9/10/2026

	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 has begun pre-development work and are considering options to determine best scenarios for developing the remainder of the former School for the Blind campus. We received proposals from 3 civil engineering firms and signed one on for site planning, utility analysis, and other related pre-development activities. Our consulting engineer has started on their scope of work and has completed a few conceptual plans for the site. They will complete a topographic survey, soil borings, and identify any utility challenges that may need to be addressed on and off site. The work being completed is intended to help any developer determine costs and save them time and money during their due-diligence process. We hope to have one or more developers consider building on this unique site. Housing priorities for the site include affordable homeownership, density, missing middle, clustered for increased character and efficiency. Exterior characteristics will be compatible with historic elements of the former 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. A virtual meeting was facilitated in April 2026 with a local housing developer who has since submitted an offer to purchase. The Land Bank has another virtual meeting scheduled with the developer to ask more questions about their proposal.

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	Site for Phase I was split off parent parcel and sold on April 30, 2026. Construction began May 5, 2026 and continues to move towards a March 2027 completion. The 3-story building will have 30 apartments and 5,200 sq. ft. of commercial space designed for a LAFCU branch location, a kitchen incubator, and a separate community room used to facilitate financial literacy, employment training, and other community supportive services. Phase I financing will be a stack of limited debt (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. A community "wall raising" event with several speakers was held on July 14, 3-7 p.m. The event was a huge success. Planning for phase II has begun and a meeting was held on 9/3/26 with a large health care provider we hope will use the first floor for a medical care facility. The remaining property will be split to accommodate the needs of a committed user and additional rental housing is expected to fill floors 2 and 3. A final portion of the parent parcel will be available for a third phase, possibly developed with some for-sale housing. 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 and Phase III. The Community Investment Fund is intended to help provide equity for all phases of this project.
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. Some interest remains from a SF developer and recently the approved plans were provided to another developer with interest. At land Bank's request, City of Leslie provided a proposal to grub (brush hog) the property. We accepted the proposal and the property has been 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) has been awarded funds for 5 homes. A new Purchase Agreement has been signed for 5 lots with an Option to Purchase the remaining 5 lots If CAHP receives 2027 funding for 5 more homes. CAHP is working on documents with the City of Leslie and MSHDA. 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.

	Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
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 has not reached back out to the Land Bank.
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 have met with Lansing Township Planners to discuss the proposal and site plan submission details. The developers plans have been approved by the Planning Board. Our billboard remains on site and that lease remains active. The Land Bank will work with the Twp. assessor to have the property taxed.
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 had 21 lots in the site area. Staff and the developer have worked through a revised purchase agreement and sold all the parcels in August of 2026. 75k was received at closing and additional compensation will be paid to the Land Bank when the developing partnership/owner receives the first Certificate of Occupancy on their phased project. The developer will combine all the Land Bank parcels with their 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	Develop backed out of the project in March 2026. Land Bank has reached out to EGLE to help us through an environmental study and site assessment. Our 3 parcels total 5.76 acres.
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	Five unit condo building developed with grant funding from HTF and MEDC. Construction completed in November of 2023. 3 of 5 units have been sold. In March 2026, we reappraised each condo and updated the market analysis which resulted in a price reduction to \$140,000. Construction of a storage building was recently completed on site providing additional storage for each co-owner.
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. 3 of 4 units have been sold. The HOA management and operation of the property can be transferred to the co-owners with 75% of the units sold. Goal is to get the property transferred by the end of October. In March 2026, we reappraised each unit and updated the market analysis which resulted in a price reduction to \$140,000.

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
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	Construction on both buildings complete and all 8 units have a Certificate of Occupancy. MSHDA has inspected and approved the project for reimbursement. All units have been listed for-sale. One unit in each building is listed at \$123,000 (60% a.m.i) and 3 units in each building are priced at \$140,000 (120% and below a.m.i.) One 120% unit has closed and we have a 60% unit under contract and waiting on income verification and MSHDA approval of buyer before closing.
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	Draft condo docs have been recorded, as-build plans are complete and will be assembled into the Master Deed for final recording. A Credit Union Checking and Savings account have been set up to receive HOA fees. Land Bank will pay HOA fees on unsold units until combined operating and reserve accounts total \$10,000. The buildings have made a positive difference on Pennsylvania Ave.

Residential or Vacant Properties Update

9/9/2026

August 2026 Sales

<u>Parcel #</u>	<u>Address</u>	<u>City</u>	<u>Sold Amount</u>	<u>Sold Date</u>
33-01-01-03-376-161	(2116) N High St	Lansing	2500	8/5/2026
33-01-01-15-378-004	519 S Pennsylvania Ave	Lansing	140000	8/12/2026
33-01-01-28-102-181	W Mt Hope Ave	Lansing	2500	8/5/2026

Residential Properties - in progress

Parcel #	Address	Project type / Notes
33-01-01-09-354-041/051	912 N Chestnut St	New Construction -- completed, pending offer
33-01-01-32-176-361	1729 Hillcrest St	New Construction -- completed, pending offer

Residential Properties - Slated for Demolition

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE THE SALE OF MULTIPLE VACANT PARCELS TO CONTRACTORS FOR THE SCATTERED SITE HOUSING INITIATIVE

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, the Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.2. that sale of three (3) or more properties to the same buyer within a twelve-month period must be approved by the Land Bank Board; 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 Land Bank Board of Directors approved Resolution #26-01 to Authorize the Engagement & Acceptance of the Legislative Direct Spending Grant for the Scattered Site Housing Initiative; and

WHEREAS, the Land Bank has facilitated meetings with City of Lansing Departments, utilities, and contractors to build 50-60 single-family houses in four neighborhoods, and is poised to begin sales of multiple vacant lots to selected contractors for the next four years to the end of the grant term in 2030; and

WHEREAS, the Land Bank has created Purchase Agreements and Guidelines with requirements and reverter clauses on the properties to build 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 transactions of multiple parcels to selected contractors for the next four years to the grant term ending in 2030 for the Scattered Site Housing Initiative.

AYE: ABSENT: NAY: Adopted:

09/09/2026

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 08/01/2026 - 08/31/2026

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
08/14/2026	GEN	19760	BAYSHORE B	BAYSHORE BUILDING DESIGN INC	RENOVATIONS 136 E SOUTH ST	31,951.53
08/14/2026	GEN	19761	CAHP	CAPITAL AREA HOUSING PARTNERSHIP	INCOME VERIFICATION 2107 REO RD	700.00
08/14/2026	GEN	19762	CAHP	CAPITAL AREA HOUSING PARTNERSHIP	INCOME VERIFICATION 1217 W SAGINAW	700.00
08/14/2026	GEN	19763	CAHP	CAPITAL AREA HOUSING PARTNERSHIP	INCOME VERIFICATION 1635 PATTENGILL	700.00
08/14/2026	GEN	19764	COMCAST	COMCAST	INTERNET AUG 20 2026 - SEPT 19 2026	247.90
08/14/2026	GEN	19765	GRANGER	GRANGER	DUMPSTER 1715 E KALAMAZOO	169.03
08/14/2026	GEN	19766	HOME	HOME DEPOT CREDIT SERVICES	SUPPLIES	6.53
08/14/2026	GEN	19767	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	SIDING REPAIR 818 N FAIRVIEW	550.00
08/14/2026	GEN	19768	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	EXTERIOR SERVICES 1026 S GRAND AVE	1,450.00
08/14/2026	GEN	19769	HOUSING	INGHAM COUNTY HOUSING COMMISSION	RENTAL MANAGMNT PRO APRI, MAY & JUNE 202	4,032.80
08/14/2026	GEN	19770	KWIK	KWIK REPO INC	CLEAN UP 1008 CEASAR CHAVEZ	5,870.00
08/14/2026	GEN	19771	KWIK	KWIK REPO INC	CLEAN UP 3538 KAREN ST	1,900.00
08/14/2026	GEN	19772	LABOR COMP	LABOR COMPLIANCE SERVICES LLC	PREVAILING WAGE MONITORING 613 AVON	525.00
08/14/2026	GEN	19773	LANE'S	LANE'S REPAIR	MICROWAVE +INSTALL 1229 W SAGINAW	518.10
08/14/2026	GEN	19774	MANITEAU C	MANITEAU CONSTRUCTION CO LLC	STORM DOORS POINTE WEST & REPAIRS 1217 W	4,867.20
08/14/2026	GEN	19775	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 7/27/26 - 8/7/26	1,079.50
08/14/2026	GEN	19776	MIDWEST	MIDWEST POWER EQUIPMENT	CHAINSAW MAINT. FOR GARDEN	92.35
08/14/2026	GEN	19777	NORTHERN W	NORTHERN WILDLIFE SERVICES LLC	REMOVAL OF WILDLIFE 1729 HILLCREST ST	250.00
08/14/2026	GEN	19778	ROBIN	ROBIN WRIGHT	ACCT PAYABLE SERVICE 07/26	572.00
08/14/2026	GEN	19779	ROSE	ROSE PEST SOLUTIONS	TERMITE RENEWAL AGREEMENT 2027	254.00
08/14/2026	GEN	19780	CASE	ROXANNE CASE	MILEAGE & PARKING JULY 2026	100.47
08/14/2026	GEN	19781	EATON ROXY	ROXY EATON	EMERGING DEVELOP MILEAGE	84.39
08/14/2026	GEN	19782	FOUR	SCHUMACHER'S FOUR SEASONS	REMOVAL OF TREE CADY CT	1,000.00
08/14/2026	GEN	19783	FOUR	SCHUMACHER'S FOUR SEASONS	LAWN SERVICE JULY 2026	7,008.00
08/14/2026	GEN	19784	DOERFLER S	SCOTT DOERFLER	MILEAGE JULY 2026 HOMEOWNER REHABS	246.94
08/14/2026	GEN	19785	DOERFLER S	SCOTT DOERFLER	MILEAGE JULY 2026	124.56
08/28/2026	GEN	19786	ACE OF TRA	ACE OF TRADES LLC	CRITICAL HOME REPAIR PRG 309 LESLIE	18,000.00
08/28/2026	GEN	19787	ALL STAR	ALL STAR SNOW REMOVAL	LAWN SERVICE 7/26	4,495.00
08/28/2026	GEN	19788	APPLIED	APPLIED IMAGING	COPY CHARGES	253.73
08/28/2026	GEN	19789	CHOP TREE	CHOP TREE	TREE CLEAN UP 920 CLAYTON,1432 LANSING	5,350.00
08/28/2026	GEN	19790	CHOP TREE	CHOP TREE	REMOVAL STUMP 1210 MLK TRIM 1315 W JOLLY	3,280.00
08/28/2026	GEN	19791	LESLIE	CITY OF LESLIE	LAND DIVISION APPLICATION 112 WOODWORTH	550.00
08/28/2026	GEN	19792	BURNS	DAVID BURNS	MILEAGE JULY& AUG 2026,POSTAGE,SUPPLIES	231.87
08/28/2026	GEN	19793	EDEN	EDEN GLEN CONDO ASSOCIATION	EDEN GLEN HOA SEPT FEES 26	1,140.00
08/28/2026	GEN	19794	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 502 S FAIRVIEW	200.00
08/28/2026	GEN	19795	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 1229 W SAGINAW	75.00
08/28/2026	GEN	19796	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS SEPT 2026	14,507.86
08/28/2026	GEN	19797	KEBS	KEBS, INC.	FEE SERVICES POINTE EAST & HICKORY POINT	3,500.00
08/28/2026	GEN	19798	KWIK	KWIK REPO INC	CLEAN UP 800 MARYLAND	10,000.00
08/28/2026	GEN	19799	KWIK	KWIK REPO INC	CLEAN UP 922 VINE ST	7,670.00
08/28/2026	GEN	19800	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICE 8/07/2026	2,337.00
08/28/2026	GEN	19801	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICE 8/19/2026	2,315.00
08/28/2026	GEN	19802	MAGWV	MAGWV	UPDATE POINTE EAST/HICKORY	170.00
08/28/2026	GEN	19803	MCKISSIC	MCKISSIC CONSTRUCTION	LAWN SERVICE 8/05/2026	1,278.00
08/28/2026	GEN	19804	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 8/11/26 - 8/22/26	1,113.50
08/28/2026	GEN	19805	NEDERVELD	NEDERVELD, INC	PROFESSIONAL SERVICE WILLOW ST	5,609.00
08/28/2026	GEN	19806	NEILS HEIS	NEILS HEISELT	CONTRACT GARDEN PROJECT 8/18-8/20/2026	356.00
08/28/2026	GEN	19807	POINTE EAS	POINTE EAST & HICKORY POINTE ASSOC	POINTE EAST & HICKORY POINTE CONDO AUG 2	1,050.00
08/28/2026	GEN	19808	POINTE EAS	POINTE EAST & HICKORY POINTE ASSOC	POINTE EAST & HICKORY POINTE CONDO SEPT	1,050.00
08/28/2026	GEN	19809	ROSE	ROSE PEST SOLUTIONS	BEE REMOVAL 800 MARYLAND AVE	285.00
08/28/2026	GEN	19810	FOUR	SCHUMACHER'S FOUR SEASONS	REMOVAL OF TREE 300 & 308 REGENT ST	1,600.00
08/28/2026	GEN	19811	VETS	VET'S ACE HARDWARE	GARDEN SUPPLIES	38.98
08/28/2026	GEN	19812	VETS	VET'S ACE HARDWARE	GARDEN SUPPLIES	13.77

GEN TOTALS:

Total of 53 Checks:	151,470.01
Less 0 Void Checks:	0.00
Total of 53 Disbursements:	<u>151,470.01</u>

Bank PR PNC PAYROLL CHECKING

08/14/2026	PR	1246(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	450.80
08/14/2026	PR	1247(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 418 N M L K JR BLVD	80.85
08/14/2026	PR	1248(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 409 S PENNSYLVANIA	88.18
08/14/2026	PR	1249(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 413 S PENNSYLVANIA	87.21
08/14/2026	PR	1250(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 417 S PENNSYLVANIA	90.59
08/14/2026	PR	1251(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 421 S PENNSYLVANIA	74.28
08/14/2026	PR	1252(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 513 S PENNSYLVANIA	82.55
08/14/2026	PR	1253(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 515 S PENNSYLVANIA	78.39
08/14/2026	PR	1254(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 517 S PENNSYLVANIA	75.23
08/14/2026	PR	1255(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 519 S PENNSYLVANIA	72.64
08/14/2026	PR	1256(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 912 N CHESTNUT	186.43
08/14/2026	PR	1257(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	63.42
08/14/2026	PR	1258(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	11.98
08/14/2026	PR	1259(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 1729 HILLCREST ST	69.95
08/14/2026	PR	1260(E) PITNEY	PITNEY BOWES PURCHASE POWER	POSTAGE INK	207.01
08/14/2026	PR	1261(E) PNC	PNC BANK, NA	ED EVENT, GARDEN, COMMUNICATIONS, RECORDI	3,384.85
08/28/2026	PR	1262(E) AT&T	AT & T	CELL PHONE AUG 4TH- SEPT 3, 2026	82.07
08/28/2026	PR	1263(E) COMCAST	COMCAST	INTERNET AUG 20 2026 - SEPT 19 2026	247.90
08/28/2026	PR	1264(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	17.00
08/28/2026	PR	1265(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 409 S PENNSYLVANIA	17.00
08/28/2026	PR	1266(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 413 S PENNSYLVANIA	17.00
08/28/2026	PR	1267(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 417 S PENNSYLVANIA	17.00
08/28/2026	PR	1268(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 421 S PENNSYLVANIA	17.00
08/28/2026	PR	1269(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 513 S PENNSYLVANIA	17.00
08/28/2026	PR	1270(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 515 S PENNSYLVANIA	17.00
08/28/2026	PR	1271(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 517 S PENNSYLVANIA	17.00
08/28/2026	PR	1272(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	21.00
08/28/2026	PR	1273(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	21.00
08/28/2026	PR	1274(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1729 HILLCREST ST	18.92
08/28/2026	PR	1275(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 3024 TURNER	<u>22.80</u>

PR TOTALS:

Total of 30 Checks:	5,654.05
Less 0 Void Checks:	0.00
Total of 30 Disbursements:	<u>5,654.05</u>

REPORT TOTALS:

Total of 83 Checks:	157,124.06
Less 0 Void Checks:	0.00
Total of 83 Disbursements:	<u>157,124.06</u>

	9/9/2026				INGHAM COUNTY LAND BANK										
					2027 Preliminary Budget										
	Account Number	DESCRIPTION	Amended 2026 Budget	Budget 2026	Total Year to Date as of 6/30/26	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	228 CDBG - LANSING DEMO	229 CDBG - OUT COUNTY WHP	252 STATE ENHANCEMENT	253 HOUSING TRUST FUND - HOME REPAIR	254 SCATTERED SITE HOUSING INITIATIVE	250 HOUSING TRUST FUND - ROW HOUSES	Total 2027 Budget
		REVENUE													
1	101-201-673.000	PROPERTY SALES	1,998,500	\$ 2,245,000	\$ 346,907	\$ 175,000	75,000						\$ 16,000	\$ 1,090,000	1,356,000
2	101-201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF		-	-										-
3	228-201-582.300	CDBG REVENUE		-	-					590,000					590,000
4	220-201-509.000	HOME REVENUE		-	-										-
5	250-101-582.100	BROWNFIELD DEBT REVENUE - COUNTYWIDE		-	-										-
6	101-22X-540.000	MSHDA - EMERGING DEVELOPER	194,000	225,000	61,682										-
7	250-101-540.500	MEDC REVENUE (ARPA RAP Grant)		-	428,500										-
8	250-201-501-00X	HOUSING TRUST FUND GRANT	622,000	593,333	-										-
9	252-201-501-00X	HOUSING TRUST FUND GRANT - STATE ENHANCEMENT	300,000	1,200,000	3,258						100,000				100,000
		SCATTERED SITE REVENUE	50,000												
10	250-201-540-000	MSHDA MOD & MICH FUNDS & MiNeighborhood	500,000	800,000	-										-
11	250-201-684.000	SOLAR REIMBURSEMENT		-	-										-
		STATE LAND BANK - SPARROW HOMES			-										-
12	230-201-542.000	SLBA BLIGHT ELIMINATION FUNDS	52,500	265,000	5,469										-
13	101-101-699.000	REV. TRANSFER - Treasurer, LOC	600,000	400,000	600,000	600,000									600,000
		REV TRANSFER EMERGING DEVELOPERS				140,000									140,000
14	101-101-699.000	REV. TRANSFER -INTEREST REIMBURSEMENT	60,000	60,000	12,413	50,000									50,000
15	101-101-402.000	SPECIFIC TAX REVENUE	225,000	270,000	236,200	225,000									225,000
16	101-220-540-000	EMERGING DEVELOPER DONATIONS		-	-										-
17	300-201-667.500	RENTAL INCOME	62,000	62,000	36,188		68,000								68,000
18	204-101-581.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	20,000	-			20,000							20,000
19	202-201-675.000	GARDEN PROJECT REVENUE	5,000	5,000	3,585	5,000									5,000
20	300-201-693.000	GAIN ON SALE OF ASSETS (selling rentals)		-	-										-
21	300-101-665.100	INTEREST INCOME (Land Contracts)	7,000	7,000	872	2,000									2,000
22	300-201-641.000	LATE FEE REVENUE		-	-										-
23	101-201-692.000	CAPITAL CONTRIBUTIONS (inventory revenue)		-	4,001										-
24	101-000-686.000	MISCELLANEOUS INCOME	1,000	1,000	341										-
		TOTAL REVENUE	\$ 4,697,000	\$ 6,153,333	\$ 1,739,416	\$ 1,197,000	\$ 143,000	\$ 20,000	\$ -		\$ 100,000	\$ -	\$ 16,000	\$ 1,090,000	\$ 3,156,000
		EXPENSES													
25	202-201-830.000	GARDEN PROJECT	12,000	12,000	9,930	12,000									12,000.00
26	228-201-582.300	CDBG EXPENSES	-	-	-					500,000					500,000.00
27	220-201-980.100	HOME EXPENSES	-	-	-										-
28	250-201-980.100	MEDC EXPENSES (ARPA RAP Grant)	-	-	-										-
29	250-201-980.100	MSHDA MOD & MICH FUNDS	-	-	-										-
30	101-22X-XXX.XXX	MSHDA - EMERGING DEVELOPER	140,000	140,000	57,760	140,000									140,000.00
31	204-101-957.100	COMMUNITY DEVELOPMENT PROJECTS - NIB	15,000	15,000	13,310			15,000							15,000.00
32	101-201-955.600	CLOSING COSTS - COMBINED	25,000	12,000	16,201	5,000							3,200		8,200.00
33	101-101-819.100	AUDIT FEE	27,000	27,000	24,000	27,000								91,000	118,000.00
34	101-101-804.000	BANK FEE	2,500	2,500	1,495	3,000									3,000.00
35	101-201-820.000	INSURANCE PROPERTY	23,000	23,000	18,602	25,000									25,000.00
36	101-101-994.100	INTEREST EXPENSE (LoC)	60,000	60,000	18,157	50,000									50,000.00
37	101-201-961.000	PROPERTY TAXES	2,000	2,000	2,819	3,500									3,500.00
38	101-201-967.000	LOSS ON INVENTORY		-	-	-									-
39	101-101-968.000	DEPRECIATION AND DEPLETION	35,000	35,000	-	21,000	14,000								35,000.00
40	101-101-819.400	LEGAL-ADMINISTRATIVE	5,000	5,000	1,737	5,000									5,000.00

	Account Number	DESCRIPTION	Amended 2026 Budget	Budget 2026	Total Year to Date as of 6/30/26	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	228 CDBG - LANSING DEMO	229 CDBG - OUT COUNTY WHP	252 STATE ENHANCEMENT	253 HOUSING TRUST FUND - HOME REPAIR	254 SCATTERED SITE HOUSING INITIATIVE	250 HOUSING TRUST FUND - ROW HOUSES	Total 2027 Budget
41	101-201-819.400	LEGAL-PROPERTIES	2,500	2,500	-	2,500									2,500.00
42	101-201-831.010	CODE COMPLIANCE	1,500	1,500	856	1,500									1,500.00
43	101-201-931.010	LAWN & SNOW	150,000	150,000	42,816	130,000									130,000.00
44	101-101-921.000	UTILITIES-OFFICE	3,000	3,000	2,931	5,000									5,000.00
45	101-201-921.000	UTILITIES-PROPERTIES	7,000	7,000	529	7,000									7,000.00
46	101-101-931.000	MAINTENANCE-OFFICE	4,000	4,000	1,790	4,000									4,000.00
47	101-201-931.000	MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)	14,000	14,000	5,205	7,000									7,000.00
48	101-101-980.100	RENOVATIONS - OFFICE	5,000	5,000	-	5,000									5,000.00
		SCATTER SITE HOUSING	44,000		3,700										-
49	101-201-980.100	RENOVATIONS-PROPERTIES	15,000	415,000	19,843	20,000	20,000								40,000.00
50	250-201-980.100	RENOVATIONS-HOUSING TRUST FUND	2,310,000	2,321,000	1,718,552										-
		REOVATIONS - STATE ENHANCEMENT			40,756										-
51	250-201-980.100	RENOVATION - MSDHA	1,010,000	800,000	-										-
52	101-201-962.000	DEVELOPMENT EXPENSE	20,000	1,020,000	220	6,000									6,000.00
53	101-201-967.100	COST OF PROJECTS-INVENTORY (value of sold props)	658,000	35,000	648,171	35,000								1,090,000	1,125,000.00
54	101-201-955.100	PERMITS		-	-										-
55	101-201-806.050	SURVEY		-	-										-
56	101-201-806.000	APPRAISAL		-	-										-
57	230-201-980.100	SLBA BLIGHT ELIMINATION FUNDS	29,000	219,000	4,392										-
		SPARROW HOUSES			-										-
		REFUND OF PROGRAM COSTS			172,514										-
58	220-201-980.500	DEMOLITION (emergency)		-	-										-
59	300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	6,200	6,200	7,237		10,000								10,000.00
60	300-201-803.000	HOA/CONDO FEE	13,000	18,000	6,540		13,000								13,000.00
61	101-101-805.000	SECURITY	600	600	238	600									600.00
		REFUND OF PROGRAM COSTS	170,000												
		REOVATIONS - STATE ENHANCEMENT	287,889								100,000				
62	101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	55,000	55,000	28,633	50,000									50,000.00
63	101-101-819.000	SOFTWARE - BSA, ePP, website platform	30,000	30,000	22,026	30,000									30,000.00
64	101-101-850.000	COMMUNICATION - Comcast, AT&T	3,000	3,000	1,553	3,000									3,000.00
65	101-XXX-726.010	SUPPLIES	4,000	4,000	3,805	4,000									4,000.00
66	101-101-728.000	POSTAGE	1,200	1,200	436	1,200									1,200.00
67	101-101-819.200	CONSULTANTS	6,000	6,000	180	6,000									6,000.00
68	101-101-819.200	CONSULTANTS - Brownfield	-	-	-										-
69	101-101-851.000	MEDIA/PR - GravityWorks, events, recruitment	6,000	6,000	1,390	5,000									5,000.00
70	101-101-746.060	MEMBERSHIPS	3,000	3,000	3,250	3,500									3,500.00
71	101-101-726.090	VEHICLE EXPENSE	3,000	3,000	4,586	5,000									5,000.00
72	101-101-861.100	TRAVEL - Mileage	2,000	2,000	2,954	10,000									10,000.00
73	101-101-901.000	AMERICORPS MEMBER			-										-
74	101-101-960.500	PROF.TRAINING/CONFERENCES	6,000	6,000	1,354	5,000									5,000.00
75	XXX-101-702.000	PAYROLL REIMBURSEMENT	470,075	506,288	164,430	430,000		5,000		90,000	20,000		31,250		576,250.00
76	101-101-821.100	PAYROLL SERVICE FEE	3,000	3,000	1,542	3,000									3,000.00
77	101-101-715.000	HEALTH INSURANCE PREMIUM (BENEFITS)	112,000	102,000	48,026	130,000									130,000.00
78	XXX-101-710.000	EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)	39,500	39,500	11,053	40,000									40,000.00
79	101-101-716.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT		-	-										-
80	101-101-712.000	WORKER'S COMP PREMIUM	10,000	10,000	4,338	10,000									10,000.00
		TOTAL EXPENSES	5,850,964	6,135,288	3,139,857	1,250,800	57,000	20,000	0		120,000	0		1,181,000	3,153,250
		NET OF REVENUES & EXPENDITURES	(1,153,964)	18,045	(1,400,441)	(53,800)	86,000	-	-		(20,000)	-		(91,000)	2,750

**RESOLUTION TO AUTHORIZE REVISIONS OF THE EXECUTIVE DIRECTOR'S
POSITION DESCRIPTION AND COMPENSATION SCALE**

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 Executive Director of the Ingham County Land Bank has announced plans to retire in 2027; and

WHEREAS, the position of Executive Director has undergone significant changes in recent years due to changes in statute, resources and economic conditions; and

WHEREAS, neither the job description nor the compensation scale for the Executive Director have been significantly changed for many years;

THEREFORE, BE IT RESOLVED, that the job description in Appendix A shall be used by the Executive Director to recruit candidates for a new Executive Director; and

BE IT FURTHER RESOLVED, that the pay scale for the Executive Director shall be maintained as identical to the pay scale for an Ingham County Managerial and Confidential employee Grade 12 (MC12); and

BE IT FURTHER RESOLVED, that the Executive Director, the Chair of the Board and one other Board member shall be constituted as a search committee to interview applicants and recommend an applicant to the full Board.

AYE: NAY: ABSENT: Adopted

Communications Narrative / Executive Director's Report

9/9/26

- Land Bank still working with the State Land Bank Authority (SLBA) on documents and reimbursement requests for the 5 Ferguson / Jerome street renovations that were sold in December 2025/January 2026. Ingham's Land Bank was the pilot for the SLBA to complete the document and monitoring process. It has taken some time and many changes.
- Working with CACS (Capital Area Community Services) to complete Homeowner Renovations. Land Bank is in the process of completing critical repairs on a dozen houses. Five have completed thus far.
- Whole Home Program through MSHDA and CACS is moving forward. Preliminary Agreements have been signed with MSHDA. Land Bank posted a Notice of Intent to Request CDBG funds on our website (www.inghamlandbank.org). This posting is available for anyone who wishes to review and make comments. The first Comment period is through 9/18/26, and the second Comment period is through 10/6/26.
- Ingham County Treasurer's first auction, held on 8/26/26, was successful and the Land Bank manned a table looking for contractors and garden-related activities. Land Bank is slated to purchase 6 properties; 4 for Eastside Community Action Center, 1 for Mid-Michigan Recovery Services, and 1 for National Network Organization for Veterans.
- Land Bank inspecting and reviewing rentals to determine updating and repair needs. Still slowly selling rentals off.
- Land Bank has an ongoing personnel matter that it is actively working to resolve. The employee has requested mediation with an outside mediation service which we have agreed to.