

PUBLIC NOTICE

Chair
ERIC SCHERTZING
Vice-Chair
KARA HOPE

Appointed Members
SARAH ANTHONY, Secretary
DEB NOLAN, Treasurer
BRIAN McGRAIN

Ingham County Land Bank Fast Track Authority

3024 Turner Street, Lansing Michigan 48906 517.267.5221 Fax 517.267.5224

**THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL MEET ON
MONDAY, JUNE 5, 2017 AT 5:00 P.M., IN THE PERSONNEL CONFERENCE ROOM
(D&E), HUMAN SERVICES BUILDING, 5303 S. CEDAR, LANSING**

Agenda

Call to Order
Approval of Minutes – May 17, 2017
Additions to the Agenda
Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. Resolution to Approve the Sale of 1042 Dakin Street, Lansing to East Side Community Action Center
3. Resolution to Approve the Sale of 1108 N High Street, Lansing to DW Sheets Housing
4. Property maintenance, renovation & development
 - a. Residential, Garden and Commercial Property Update-Dashboard
 - b. Completed and Pending Sales
 - c. Land Bank Residential Rental Properties List
 - d. General legal update- Counsel
5. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – May 2017
 - b. Monthly Statement – April 2017
6. Chairman & Executive Director Comments

Announcements
Public Comment – 3 minutes per person
Adjournment

**PLEASE TURN OFF CELL PHONES AND OTHER ELECTRONIC
DEVICES OR SET TO MUTE OR VIBRATE TO AVOID
DISRUPTION DURING THE SESSION**

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

May 17, 2017
Minutes

Members Present: Eric Schertzing, Comm. Anthony, Comm. Hope, Comm. McGrain,
Comm. Nolan

Members Absent: None

Others Present: Dawn Van Halst, Tim Perrone, Robert Pena, Michael Markey, Matt
Muxlow

The meeting was called to order by Chairperson Schertzing at 4:34 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the March 6, 2017 Minutes

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE MARCH 6, 2017 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Anthony

Additions to the Agenda: None

Limited Public Comment:

Michael Markey addressed the Board about purchasing a vacant lot for commercial purposes. Mr. Markey provided contact information to Interim Executive Director Van Halst to follow-up and receive more information on the property and project.

Robert Pena addressed the Board about neighbors with disability and finding programs to help with financial counseling. Information for two financial counseling organizations was given to Mr. Pena.

1. Community Projects Update:

Interim Executive Director Van Halst provided information on the upcoming Love Lansing Neighborhood Awards on May 30th in which the Land Bank will have an information booth. Neighborhoods in Bloom Pennsylvania Corridor project took place on May 13th and the neighborhood event was being held on May 20th – 41 groups/organizations were taking part this year up from last year. Also discussed was the SecureView project and product – the Land Bank provided a home for

SecureView to board with its product for a demonstration as part of the Building Michigan Communities Conference. Comm. McGrain asked if the product was affordable and useful. Interim Executive Director Van Halst indicated it would be worth looking into for higher profile properties but not all properties due to the cost. Chairperson Schertzing mentioned it was useful in providing light into properties that otherwise would be dark due to plywood boarding.

2. Resolution to Approve the Sale of 122 W Grand River, Williamston to M & M Holdings, LLC

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. NOLAN, TO ADOPT THE RESOLUTION APPROVING THE SALE OF 122 W GRAND RIVER, WILLIAMSTON TO M & M HOLDINGS, LLC.

The board discussed the sale of 122 W Grand River – Ms. Van Halst mentioned that a previous approval for the sale of the property on land contract was recently brought before the board, but fell through. Comm. Nolan stated that would be useful information she would like to see in the staff recommendation in the future.

MOTION CARRIED UNANIMOUSLY. Absent Comm. Anthony.

3. Resolution to Approve the Sale of 301 S Hosmer St, 1023 S Pennsylvania Ave, & 1145 S Grand Ave, Lansing to DW Sheets Housing

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. NOLAN , TO ADOPT THE RESOLUTION APPROVING THE SALE OF 301S HOSMER ST, 1023 S PENNSYLVANIA AVE, & 1145 S GRAND, LANSING TO DW SHEETS HOUSING

Ms. Van Halst provided information on a trial program offering properties to the private market to renovate and sell. Discussion commenced on the sale of the above mentioned properties. Comm. McGrain asked if the property was reverted back to the Land Bank would the Land Bank be able to keep the sale proceeds. Mr. Perrone and Ms. Van Halst indicated that the sale proceeds would be kept by the Land Bank and the property returned if the terms of the contract were not met in full.

MOTION CARRIED UNANIMOUSLY. Absent Comm. Anthony.

4. Resolution to Approve Purchase Tax Foreclosed Parcels

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION TO PURCHASE TAX FORECLOSED PARCELS.

MOTION CARRIED UNANIMOUSLY. Absent Comm. Anthony.

5. Resolution to Request of Ingham County Board of Commissioners a renewed three year agreement for capacity building funding from the Treasurer's Delinquent Tax Revolving Fund

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO APPROVE THE RESOLUTION TO REQUEST OF THE INGHAM COUNTY BOARD OF COMMISSIONERS A RENEWED THREE YEAR AGREEMENT FOR CAPACITY BUILDING FUNDING FROM THE TREASURER'S DELINQUENT TAX REVOLVING FUND.

Discussion commenced regarding the County's financial situation and it was advised that the Land Bank be very cautious and strategic in its spending of these funds.

MOTION CARRIED UNANIMOUSLY. Absent Comm. Anthony.

Comm. Anthony arrived 5:08 p.m.

6. Review Item – Hardest Hit Blight Elimination Extension & Group 16 Properties

Interim Executive Director provided an overview of the information in the packet.

7. Discussion - Bridge Article Property Values

Discussion commenced on property values within Ingham County and relevant information contained in the article.

8. March & April Communications Report

Interim Executive Director Van Halst distributed the report and provided an overview of its contents.

9. Property maintenance, renovation & development

9a. Residential, Garden, and Commercial Property update – dashboard

Chairperson Schertzing stated the dashboard was included in the packet.

9b. Completed and Pending Sales

Chairperson Schertzing stated the sales report was included in the meeting packet.

9c. Land Bank Residential Rental Properties List

Chairperson Schertzing stated the rental property status list was included in the meeting packet.

9d. General Legal Update – Counsel

Tim Perrone stated eight land contract forfeiture matters were just brought before him yesterday.

10. Accounts Payable & Monthly Statement

10a. Accounts Payable Approval – March & April 2017

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR MARCH 2017 & APRIL 2017. MOTION CARRIED UNANIMOUSLY.

10b. Monthly Statement – January, February, & March 2017

The monthly financial statement for January 2017, February 2017, and March 2017 were received and placed on file.

11. Chairman & Executive Director Comments:

Chairperson Schertzing asked for dates the board members would be available to conduct interviews for the Executive Director position. It was decided the morning of June 9th would work for all. Chairperson Schertzing would contact the candidates and schedule interviews.

Announcements: None

Limited Public Comment:

Matt Muxlow introduced himself to the Board and looked forward to the Land Bank continuing its efforts within the community.

The meeting adjourned at 5:38 p.m.

Respectfully submitted,
Dawn Van Halst

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO APPROVE THE SALE OF 1042 DAKIN STREET, LANSING, TO THE
EAST SIDE COMMUNITY ACTION CENTER**

RESOLUTION #17-

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

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to 1042 Dakin Street, Lansing, Michigan (33-01-01-22-206-142) in 2016 through local unit rejection; and

WHEREAS, the Eastside Community Action Center, would like to purchase the property located at 1042 Dakin Street, Lansing for a sale price of \$1,500.00; with the intent to fully rehabilitate the house and rent it to tenants; and

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of residential property to be used as a rental which require board approval, and

THEREFORE BE IT RESOLVED, that the Authority authorizes the transfer of 1042 Dakin Street, Lansing to the East Side Community Action Center, for a sale price not less than \$1,500.00. The property conveyance shall contain a reverter clause requiring that a rental registration be received from the City of Lansing within 12 months from the date of the conveyance.

AYE:

NAY:

ABSENT:



June 5, 2017

To: Ingham County Land Bank Board Members

From: Dawn Van Halst, Interim Executive Director

Subject: Request to purchase 1042 Dakin Street, Lansing, MI by the East Side Community Action Center

The Eastside Community Action Center (ECAC) has requested to buy the home located at 1042 Dakin Street, Lansing. ECAC intends to fully rehabilitate the residential property to be used as a rental. Included in your packet is a letter of interest and projected renovation budget/plan provided by ECAC. The Land Bank's Policies, Priorities, and Procedures state that residential land transfers shall not be used as rental properties. It further states that any deviations from policies must be approved by the Land Bank's Board of Directors.

The house at 1042 Dakin Street was foreclosed on for property taxes in 2016 and has been in the Land Bank inventory since January 2017 with an original plan to demolish property due to the expense of renovating versus sale price. The Land Bank currently has \$370 into the property in maintenance costs. The proposed sale price of \$1,500 will cover these costs. ECAC operates out of a church at 1001 Dakin Street, within the same block of the house. Their intention is to rehabilitate homes in the Potter Walsh neighborhood to serve both church and neighborhood families. This house is their second such endeavor.

ECAC has previously purchased a Land Bank home located at 1135 Dakin Street. Dr. Stan Parker, Executive Director of ECAC, contacted the Land Bank in late 2014 to inquire about Land Bank-owned residential units in Lansing's Potter Walsh neighborhood that his faith-based non-profit could acquire and renovate to rent to area families. After visiting several houses in Potter Walsh with Land Bank staff, Dr. Parker and his Board decided to make an offer to purchase the duplex at 1135 Dakin Street, as it could serve two households. ECAC was able to make the necessary repairs to the house and has obtained a rental registration with the City of Lansing for said property.

Staff Recommendation: Staff recommends approval of the sale of 1042 Dakin Street to the East Side Community Action Center for \$1,500.00 with a reverter clause stating that a rental registration from the City of Lansing must be received within 12 months of closing.

The East Side Community Action Center

1001 Dakin St.

Lansing, MI 48912

Phone 517-853-0414 Fax 517-853-0415

May 25, 2017

Attn: Dawn VanHalst
Interim Executive Director
Ingham County Land Bank
3024 Turner Street
Lansing, MI 48906

Dear Ms. VanHalst:

Re: 1042 Dakin Street, Lansing MI 48912

This letter is to request your consideration with the Ingham County Land Bank Board for Eastside Community Action Center to purchase the house at 1042 Dakin Street, which I believe is scheduled to be demolished sometime this year.

Our center has purchased a home in the past from the demo list and has rented the house out to low income individuals to help them prepare to become "mortgage ready". We have a housing program which is geared to help individuals become home owners. We have targeted the east side of Lansing to help stabilize the Potter-Walsh neighborhood.

The previous home we purchased was completely renovated and approved by the city inspectors. Also the County Treasurer and former Land Bank staff inspected the home to ensure we indeed met the expectations for rehabbing the home.

The house was turned into a duplex and we currently have two families enrolled into our housing program and are assisting them in becoming mortgage ready. It is our hope that in two years they will be ready to purchase a home on the eastside.

"Changing lives by helping people, One at a time"

The previous home we purchased it from the Land Bank for \$1000.00. We are requesting to purchase 1042 Dakin Street for closing cost not to exceed \$1500.00.

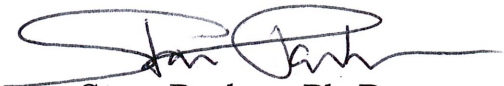
Our plan would be to renovate the home and then rent it out to a low income family who is interested in becoming a home owner. We believe allowing us to purchase this home would be good for the city and county. First, the money slated for demolition can be used on another property, secondly to renovate this home the cost is estimated be \$52,950. (see attached estimate) Finally, upon us renting the home to a low income family the house would be put back on the tax roll, and another family would be on the road to becoming a home owner once enrolled into our housing program.

We plan to raise the funds for the renovation through the selling of one of our current property located on the South side of Lansing, and by using Mission teams to help reduce the cost of labor. We are also prepared if needed to ask our donors for assistance.

As a nonprofit organization serving the residents of Lansing since 2007, we are committed to continue providing our other services, such as our After School Program, Summer Camp, Food Bank, Clothes Closet and Family Forums. Therefore, and funds received from renting the homes are used to support these free programs.

If you need any additional information, please let me know by contacting my office at ecaclansing@hotmail.com or calling us 517-853-0414. Thank you for your consideration in this most important matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stan Parker', with a horizontal line extending to the left.

Stan Parker, Ph.D.
Executive Director

Rehabilitation Cost Estimate

1042 DARIN Street
LANSING, MICH
1055 SQ FT

	Quantity	Estimate
Building permit / Plumbing / Electric	2	1500
Remove pool		
Grading		500
Seeding		200
Landscape		
Dumpster service		1500
Powerwash siding		
Remove and install new shutters		
Repair front porch/ new steps		2000
Remove and install new gutters		1200
Gut basement		
HVAC permit		500
HVAC repairs		
Repair existing furnace - NEW		3500
Furnish and install new vent covers		1000
Re-connect duct and cold air runs		1000
Air conditioner		1200
Plumbing permit		1500
Plumbing repairs and installation		
Repair existing water heater		
Clean sewer lines		
New toilet	2	300
New kitchen sink	1	200
New kitchen faucet	1	200
New garbage disposal	1	250
Install new dishwasher		
New bathroom sink	1	250
New bathroom faucet	1	200
New bathtub faucet assembly		
New floor drain cover	1	150
Electric permit		1500
Electrical repairs and installation		3500
Repair breaker box		
Replace breakers (if necessary)		
Re-wiring house		
Replace outlets and switches		
Install lights		
Re-wire mechanicals		
Install two (2) new garage lights		

COPY

Remove basement wiring		
Wire dishwasher		
New lighting		500
Inspect and clean fireplaces		
Cabinets - Base, wall, vanity, linen		
Countertops		1500
Appliances (.		1500
Interior trim and doors		300
Trim clothes closets		200
Trim linen closet		
Repair exterior doors <i>REPLACES</i>		600
Repair storm doors		300
Adjust and clean windows		
Repair basement window		
Interior Painting		1500
Exterior painting		
Paint basement walls and floors		
Paint shed		
Paint garage interior		
Home hardware		
Wood floor repair/finish		2000
Vinyl flooring.		1600
Insulation		1000
Post construction cleaning		1500
Environmental testing		
Miscellaneous expenses		2000
Original purchase price		
Real estate commission		
Salaries , utilities, overhead		4000
Profit		
<i>Labor Cost</i>		13,000
Total		52,950

0051

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE SALE OF 1108 N HIGH STREET, LANSING, MI TO DW SHEETS HOUSING

RESOLUTION # 17-

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

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to 1108 N High Street, Lansing, MI (Parcel ID #: 33-01-01-10-304-101) in 2016 through tax foreclosure; and

WHEREAS, DW Sheets Housing would like to purchase the property located at 1108 N High Street, Lansing for a sale price of \$10,100.00; with the intent to renovate the home and rent to qualified a tenant(s); and

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of residential property to be used as a rental which require board approval;

THEREFORE BE IT RESOLVED, that the Authority authorizes the transfer of 1108 N High Street, Lansing to DW Sheets Housing for a sale price not less than \$10,100.00. The property conveyance shall contain a reverter clause requiring that a rental registration be received from the City of Lansing within 12 months from the date of the conveyance.

AYE:

NAY:



June 5, 2017

To: Ingham County Land Bank Board Members

From: Dawn Van Halst, Interim Executive Director

Subject: Request to purchase 1108 N High Street, Lansing by DW Sheets Housing

The property located at 1108 N High Street was placed in the trial program Regain and Revitalize to sell to the private sector for renovation. The original high bidder decided to back away from the sale due to issues with an adjoining neighbor. DW Sheets Housing was the only other bidder on 1108 N High Street, Lansing at \$10,100. DW Sheets Housing intends to fully rehabilitate the home, register it with the City of Lansing as rental and rent to a qualified tenant(s). The Land Bank's Policies, Priorities, and Procedures state that residential land transfers shall not be used as rental properties. It further states that any deviations from policies must be approved by the Land Bank's Board of Directors. In your packet, you will find photos of other properties owned by DW Sheets Housing around the Lansing area.

The Land Bank received title to 1108 N High Street, Lansing through tax foreclosure in 2016 and current costs into the property total \$7,600 in acquisition and maintenance costs. The Land Bank originally intended to renovate the property for use as a rental, however after evaluating the property the costs would be too high and therefore would be placed in the demolition program.

At the last board meeting, the board approved selling 3 homes to DW Sheets Housing for rentals, 1023 S Pennsylvania Ave, 1145 S Grand Ave, and 301 S Hosmer Street, Lansing.

Staff Recommendation: Staff recommends approval of the sale of 1108 N High Street, Lansing to DW Sheets Housing for \$10,100.00 with a reverter clause stating that a rental registration from the City of Lansing must be obtained within 12 months of the closing.

Google Maps

1810 Donora St

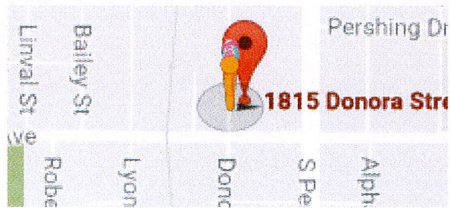
DW Sheets



© 2017 Google

Lansing, Michigan

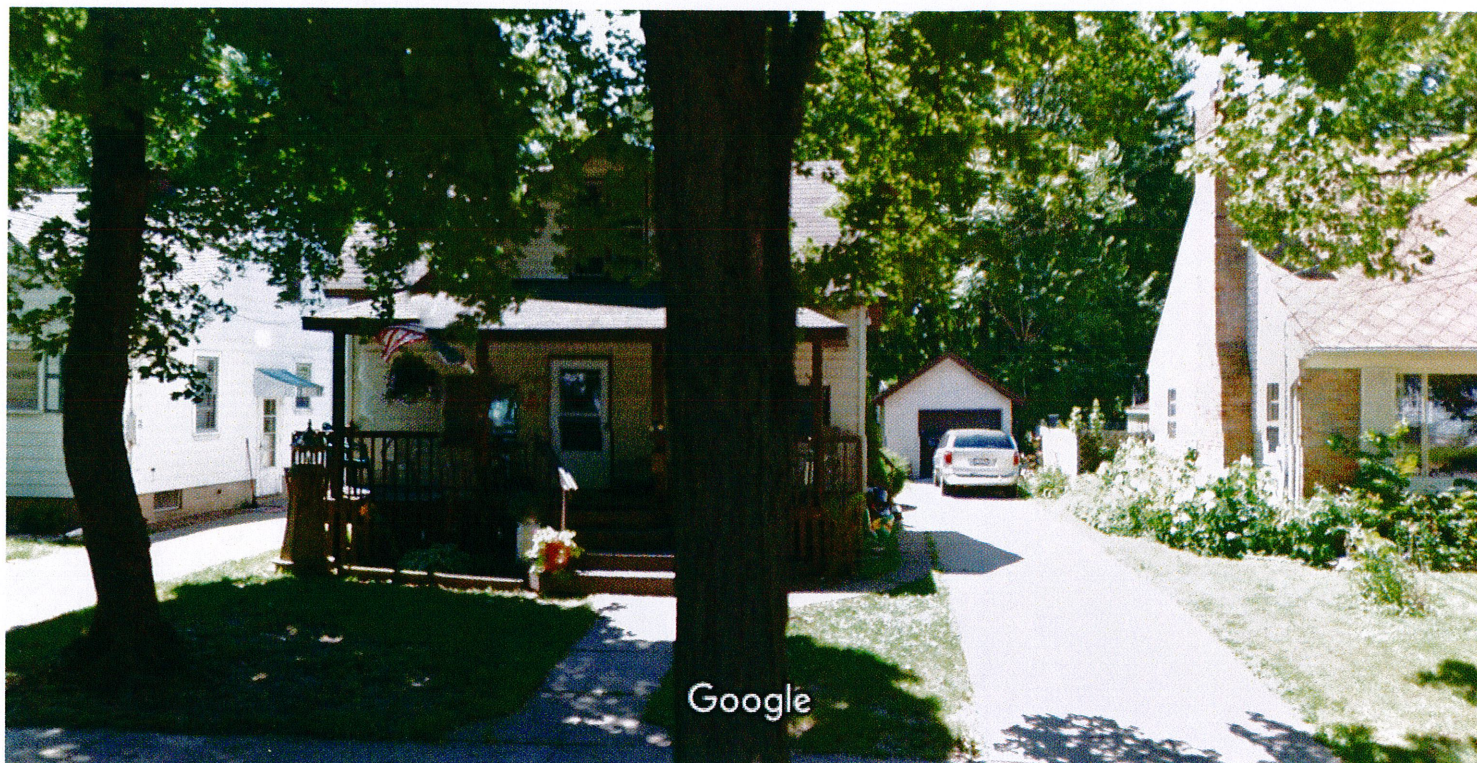
Street View





1823 Osband Ave

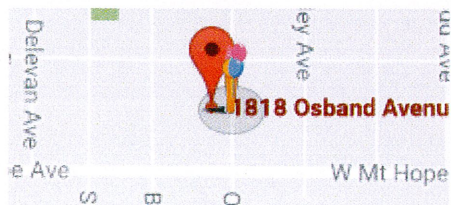
DW Sheets



© 2017 Google

Lansing, Michigan

Street View





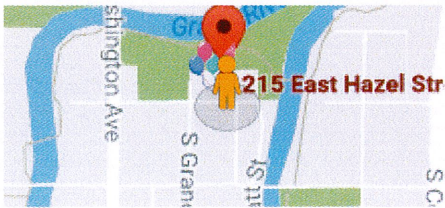
215 E Hazel St
DW Sheets



© 2017 Google

Lansing, Michigan

Street View





307 Jones St

DW Sheets



© 2017 Google

Lansing, Michigan

Street View





1031 Bensch St

DW Sheets



© 2017 Google

Lansing, Michigan

Street View



INGHAM COUNTY LAND BANK
ACTIVITY REPORT
May 31, 2017

Property Inventory	Inventory as of 12/31/2016	Acquired as of 5/31/2017	Rental or Garden as of 5/31/2017	Demolished as of 5/31/2017	Sold as of 5/31/2017	Current Inventory as of 5/31/2017
Structures	115	0	0	(51)	11	53
Rentals	25	0	0	0	0	25
Gardens	155	0	22	0	0	177
Vacant Land	836	0	(21)	51	23	843
Commercial Rental	2	0	0	0	0	2
Commercial Vacant	22	0	(1)	1	0	22
Commercial	7	0	0	(1)	1	5
TOTAL(S)	1,162	0	22	52	35	1,127

Land Contracts (L/C)	Current L/C as of 5/31/2017
L/C Residential	18
L/C Commercial	1
L/C Total	19

Approved Line of Credit as of 5/31/2017	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 3,650,000.00
Available Balance	\$ 1,350,000.00

For Sale (by Program)	Pending Sales as of 5/31/2017	Sold as of 5/31/2017	Current For Sale as of 5/31/2017
NSP2	0	1	0
HOME	1	2	0
CDBG	0	0	1
LB As-Is	6	2	0
LB	0	5	1
Eden Glen	3	1	9
TOTAL(S)	10	11	11

Ingham County Land Bank - For Sale							
Parcel #	Address	AMI	Grant	Agent	Price	Offer	Notes
33-01-05-05-376-111	5844 Valencia Blvd.	80%	HOME	ICLB	\$80,000	\$ 80,000	OFFER
33-01-01-08-482-061	734 Princeton Avenue	80%	CDBG	Nancy B	\$98,000		
33-20-01-13-109-114	611 Glenmoor #2A	n/a	LB	Nancy B	\$69,900		
Eden Glen Condominiums							
33-01-05-10-227-002	6103 Scotmar Drive	80%	CDBG	ICLB	\$45,000		
33-01-05-10-227-009	6117 Scotmar Drive (3 Bdm)	80%	CDBG	Maggie G.	\$49,500	\$ 49,500	OFFER
33-01-05-10-227-017	6133 Scotmar Drive	80%	CDBG	ICLB	\$45,000		
33-01-05-10-227-020	6139 Scotmar Drive	n/a	LB	ICLB	\$45,000		
33-01-05-10-227-022	6143 Scotmar Drive	80%	CDBG	ICLB	\$45,000		
33-01-05-10-227-061	1733 Maisonette Drive	80%	CDBG	Adriane L.	\$45,000	\$ 45,000	OFFER
33-01-05-10-227-063	1737 Maisonette Drive	80%	CDBG	ICLB	\$45,000	\$ 45,000	OFFER
33-01-05-10-227-064	1739 Maisonette Drive	80%	CDBG	ICLB	\$45,000		
33-01-05-10-227-068	1723 Maisonette Drive	80%	CDBG	ICLB	\$45,000		
33-01-05-10-227-069	1725 Maisonette Drive	80%	CDBG	Adriane L.	\$45,000		
33-01-05-10-227-076	1703 Maisonette Drive	80%	CDBG	ICLB	\$45,000		
33-01-05-10-227-078	1707 Maisonette Drive	80%	CDBG	ICLB	\$45,000		
As Is - Unrenovated							
33-01-01-15-426-121	Lathrop Street (207)	n/a	Lot	ICLB	\$ 500	\$ 500	CAHP
33-01-01-10-411-131	1558 E Grand River	n/a	LB	ICLB	\$ 10,000	\$ 15,100	OFFER
33-01-01-10-304-101	1108 N High	n/a	LB	ICLB	\$ 10,000	\$ 10,100	OFFER
33-01-01-15-431-081	1501 E Kalamazoo	n/a	LB	ICLB	\$ 15,000	\$ 15,000	OFFER
33-01-01-21-258-050	1145 S Grand	n/a	LB	ICLB	\$ 18,000	\$ 14,000	OFFER
33-01-01-15-310-001	301 S Hosmer	n/a	LB	ICLB	\$ 12,000	\$ 5,500	OFFER
33-01-01-22-130-051	1023 S Pennsylvania	n/a	LB	ICLB	\$ 22,000	\$ 15,000	OFFER
Commercial							
33-01-01-09-255-(125,101,111)	Center & Beaver	n/a	Comm.	ICLB	\$7,500	-----	Option Agreement
33-01-01-09-279-002 (171)	Center & Liberty	n/a	Comm.	ICLB	\$7,500	-----	Option Agreement
	2221 E Kalamazoo	n/a	Comm.	ICLB		\$ 12,500	OFFER
33-01-01-09-127-011	North & Seager	n/a	Comm.	ICLB	\$5,000		
33-01-01-08-427-091	1141 N. Pine Street	n/a	Comm.	ICLB	\$299,900		Superintendent
33-01-01-21-203-003	E Malcolm X Street	n/a	Comm.	ICLB	\$400,000		Deluxe Inn

Asterisk (*) indicates Broker Price Opinion or Pre-Rhab Appraisal

Land Bank Rental Units

As of: 5/31/2017

Type	Address	Account #	City	Zipcode	Occupant Name	# of Bedrooms	Rent
Apt	6107 Scotmar Dr	MLP004	Lansing	48911	Occupied	2	700.00
Apt	6125 Scotmar Dr	MLP013	Lansing	48911	Occupied	2	700.00
Apt	6131 Scotmar Dr	MLP016	Lansing	48911	Occupied	2	700.00
Apt	1734 Maisonette Dr	MLP039	Lansing	48911	Occupied	3	900.00
Apt	1746 Maisonette Dr	MLP045	Lansing	48911	Occupied	3	900.00
Apt	1754 Maisonette Dr	MLP049	Lansing	48911	Occupied	2	700.00
Apt	1758 Maisonette Dr	MLP051	Lansing	48911	Occupied	2	700.00
Apt	1735 Maisonette Dr	MLP062	Lansing	48911	Occupied	2	650.00
Apt	1727 Maisonette Dr	MLP070	Lansing	48911	Occupied	2	700.00
Apt	1705 Maisonette Dr	MLP077	Lansing	48911	Occupied	2	700.00

SF	4327 Aurelius	006044	Lansing	48910	Occupied	2	700.00
SF	323 Astor	007037	Lansing	48910	Occupied	2	650.00
SF	3325 W Holmes Rd	007073	Lansing	48911	Occupied	3	900.00
SF	818 N Fairview	008012	Lansing	48912	Occupied	3	800.00
SF	1125 N Chestnut St	008022	Lansing	48906	Occupied	3	700.00
SF	725 S Hayford	011012	Lansing	48912	Occupied	2	600.00
SF	1217 W Michigan Ave	011014	Lansing	48915	Occupied	3	700.00
SF	1014 S Pennsylvania	011016	Lansing	48912	Occupied	3	900.00
SF	1026 S Grand	008152	Lansing	48910	VACANT	3	850.00
SF	1024 S Pennsylvania	013002	Lansing	48912	VACANT	3	850.00
SF	842 Edison Ave	011065	Lansing	48910	VACANT	2	700.00
SF	124 S Eighth St A	014003	Lansing	48912	VACANT	2	700.00
SF	124 S Eighth St B	014003	Lansing	48912	VACANT	2	700.00
SF	729 S Hayford	011013	Lansing	48912	VACANT	2	600.00

Comm	826 W Saginaw	011033	Lansing	48915	Ingham County Animal Control	n/a	1.00
Comm	1715 E Kalamazoo St	011051	Lansing	48912	Go Green Trikes/Lansing Bike	n/a	25.00

SF	653 S Hayford	010003	Lansing	48912	LUFPA	2	125.00
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Occupied
Vacant
Eviction In Process
Applications In Process
Renovation In Process

05/31/2017 02:12 PM
User: DAWN
DB: Iclb

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 05/01/2017 - 05/31/2017

Page: 1/1

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN					
05/10/2017	GEN	14042	BWL	BOARD OF WATER & LIGHT	751.57
05/10/2017	GEN	14043	CONSUMERS	CONSUMERS ENERGY	502.18
05/10/2017	GEN	14044	CONSUMERS	CONSUMERS ENERGY	277.74
05/10/2017	GEN	14045	CONSUMERS	CONSUMERS ENERGY	71.57
05/10/2017	GEN	14046	STATE FARM	STATE FARM INSURANCE	259.00
05/10/2017	GEN	14047	ALLSTATE	ALLSTATE INDEMNITY COMPANY	296.00
05/10/2017	GEN	14048	PLANTE	PLANTE & MORAN, PLLC	3,100.00
05/10/2017	GEN	14049	COHL	COHL, STOKER & TOSKEY, P.C.	337.75
05/10/2017	GEN	14050	PIPER	PIPER & GOLD PUBLIC RELATIONS	6,365.00
05/10/2017	GEN	14051	CFH	CENTER FOR FINANCIAL HEALTH	600.00
05/10/2017	GEN	14052	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	170.00
05/10/2017	GEN	14053	VETS	VET'S ACE HARDWARE	585.94
05/10/2017	GEN	14054	BWB CLEANI	BWB CLEANING	1,549.16
05/10/2017	GEN	14055	KWIK CAR	KWIK CAR WASH	8.99
05/10/2017	GEN	14056	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	444.00
05/10/2017	GEN	14057	COMPOST	COMPOST KATIE	420.00
05/10/2017	GEN	14058	MIDWEST	MIDWEST POWER EQUIPMENT	473.16
05/10/2017	GEN	14059	HAMMOND	HAMMOND FARMS LANDSCAPE SUPPLY INC	3,682.20
05/10/2017	GEN	14060	HYACINTH	HYACINTH HOUSE	2,201.50
05/10/2017	GEN	14061	WILDTYPE	WILDTYPE	575.41
05/10/2017	GEN	14062	MOLENAAR	MOLENAAR & ASSOCIATES, INC	350.00
05/10/2017	GEN	14063	KEBS	KEBS, INC.	1,700.00
05/10/2017	GEN	14064	J & J HARD	J & J HARDWOODS, INC.	5,700.00
05/10/2017	GEN	14065	TUB GLAZE	TUB GLAZE	455.00
05/10/2017	GEN	14066	HOLDERS	HOLDERS HEATING & AIR	100.00
05/10/2017	GEN	14067	FREDRICKSO	SCOTT FREDRICKSON CONSTRUCTION	14,170.00
05/10/2017	GEN	14068	STEFFEN	WES STEFFEN PLUMBING	950.00
05/10/2017	GEN	14069	MI DEMO	MICHIGAN DEMOLITION & EXCAVATION	1,850.00
05/10/2017	GEN	14070	MCKISSIC	MCKISSIC CONSTRUCTION	4,415.00
05/10/2017	GEN	14071	FRITZY	FRITZY'S LAWN & SNOW	3,090.00
05/10/2017	GEN	14072	LANSING CI	CITY OF LANSING	97,112.66
05/10/2017	GEN	14073	EDEN	EDEN GLEN CONDO ASSOCIATION	6,780.00
05/10/2017	GEN	14074	KROHN	JOHN KROHN	427.67
05/10/2017	GEN	14075	PRECISION	PRECISION PIPING LLC	172.26
05/11/2017	GEN	14076	SC SERVICE	SC SERVICES ENVIRONMENTAL	12,404.00
05/24/2017	GEN	14077	BWL	BOARD OF WATER & LIGHT	434.71
05/24/2017	GEN	14078	BWL	BOARD OF WATER & LIGHT	434.71
05/24/2017	GEN	14079	BWL	BOARD OF WATER & LIGHT	224.87
05/24/2017	GEN	14080	BWL	BOARD OF WATER & LIGHT	390.00
05/24/2017	GEN	14081	CONSUMERS	CONSUMERS ENERGY	21.74
05/24/2017	GEN	14082	DTE	DTE ENERGY	580.98
05/24/2017	GEN	14083	COMCAST	COMCAST	258.47
05/24/2017	GEN	14084	VERIZON	VERIZON WIRELESS	139.96
05/24/2017	GEN	14085	MENARDS	CAPITAL ONE COMMERCIAL	255.87
05/24/2017	GEN	14086	HOME	HOME DEPOT CREDIT SERVICES	117.46
05/24/2017	GEN	14087	GRANGER	GRANGER CONTAINER SERVICE	222.44
05/24/2017	GEN	14088	GLENMOOR	GLENMOOR CONDMINIUM ASSOCIATION	424.48
05/24/2017	GEN	14089	EDEN	EDEN GLEN CONDO ASSOCIATION	6,000.00
05/24/2017	GEN	14090	STATE FARM	STATE FARM INSURANCE	326.33
05/24/2017	GEN	14091	FARM BUREA	MICHIGAN FARM BUREAU	992.00
05/24/2017	GEN	14092	DBI	DBI BUSINESS INTERIORS	235.88
05/24/2017	GEN	14093	HASS	HASSELBRING CLARK CO	159.56
05/24/2017	GEN	14094	COMPOST	COMPOST KATIE	180.00
05/24/2017	GEN	14095	WILDTYPE	WILDTYPE	2,605.90
05/24/2017	GEN	14096	BWB CLEANI	BWB CLEANING	309.84
05/24/2017	GEN	14097	J & J HARD	J & J HARDWOODS, INC.	2,780.00
05/24/2017	GEN	14098	MCKISSIC	MCKISSIC CONSTRUCTION	2,875.00
05/24/2017	GEN	14099	FRITZY	FRITZY'S LAWN & SNOW	5,205.00
05/24/2017	GEN	14100	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	2,970.00
05/24/2017	GEN	14101	ALL STAR	ALL STAR SNOW REMOVAL	3,030.00
05/24/2017	GEN	14102	NORTHWEST	NORTHWEST INITIATIVE	3,300.00
05/24/2017	GEN	14103	INGHAM	INGHAM COUNTY TREASURER	23,374.84
05/24/2017	GEN	14104	ERIC	ERIC SCHERTZING	1,378.14
05/24/2017	GEN	14105	BONSALL	JOSEPH G BONSALE	217.88
05/24/2017	GEN	14106	STATE FARM	STATE FARM INSURANCE	67.33

GEN TOTALS:

Total of 65 Checks:	231,861.15
Less 2 Void Checks:	761.04
Total of 63 Disbursements:	231,100.11

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
April 30, 2017

Assets	
Cash	\$ 241,698.94
Accounts Receivable	\$ -
Land Contract Receivable	\$ 791,278.68
Land Contract Interest Receivable	\$ 56,361.56
Land Contract Escrow	\$ 3,729.13
Notes Receivable	\$ -
Specific Tax Receivable	\$ 159,881.03
Specific Tax Receivable - Prior Year	\$ 22,925.94
Payroll	\$ -
Employer Tax Liability CDBG	\$ -
OCOF Receivable	\$ -
Ingham County Receivable	\$ 19,198.85
Lansing City Receivable - General	\$ -
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ -
CDBG Lansing Rehab Receivable	\$ 245,639.54
CDBG City TA Receivable	\$ -
NSP 3 Lansing City Receivable	\$ -
NSP County Receivable	\$ -
NSP 2 Receivable	\$ -
HOME Lansing City Receivable	\$ 29,811.49
Michigan Blight Elimination Rec	\$ -
HHF MSHDA Receivable	\$ 411,597.54
MSDHA Ash Street Rec	\$ -
Brownfield Receivable - Ingham Cnty	\$ 369,006.28
Due from other funds	\$ -
Inventory - NSP2	\$ -
Inventory	\$ 2,381,893.55
Fixed Assets	\$ 236,763.70
Land Improvements	\$ (23,676.38)
Fixed Assets - Rental	\$ 853,879.52
Accumulated Depreciation - Rental	\$ (198,549.66)
Total Assets	\$ 5,601,439.71

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
April 30, 2017

Liabilities	
Accounts Payable	\$ 16,969.74
Notes Payable - PNC Bank	\$ 3,900,000.00
Due to MSHDA - NSP 2	\$ (0.22)
Due to Ingham County	\$ 913,097.90
Due to MSHDA	\$ -
Due to City of Lansing	\$ 617,306.34
Due from other funds	
Rental Deposit	\$ 9,000.00
Good Faith Deposits	\$ 5,524.00
Land Contract Escrow	\$ 9,286.90
Deferred Revenue	\$ -
Employee Contribution - Health Care	\$ 155.19
Total Liabilities	\$ 5,471,339.85

Retained Earnings	\$ (12,401.53)
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Total Net Assets	\$ 142,501.39
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INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
April 30, 2017

	2017 Budget	2017 YTD 4/30/2017	%
Revenues			
Ingham County allocation	\$ 400,000.00	\$ 400,000.00	100.00%
Property Sales	\$ 664,000.00	\$ 275,141.94	41.44%
Interest Income	\$ 53,000.00	\$ 57,024.52	107.59%
Brownfield Revenue	\$ -	\$ -	0.00%
HOME Developer Fee Income	\$ 20,000.00	\$ 47,575.02	237.88%
HOME Program Revenue	\$ 35,000.00	\$ 156,236.47	446.39%
Specific Tax	\$ 175,000.00	\$ -	0.00%
CDBG Program Revenue	\$ 225,000.00	\$ 26,082.25	11.59%
NSP1 Program Revenue	\$ 8,600.00	\$ -	0.00%
NSP2 Program Revenue	\$ 12,900.00	\$ -	0.00%
Hardest Hit Blight Elimination Funding	\$ 1,500,000.00	\$ -	0.00%
Rental Income	\$ 181,440.00	\$ 56,710.00	31.26%
Lansing Reinvestment Revenue	\$ -	\$ -	0.00%
Late Fee Revenue	\$ -	\$ 380.11	0.00%
Donation Revenue	\$ -	\$ -	0.00%
Miscellaneous Revenue	\$ -	\$ 100.00	0.00%
Non-Purchase Acquisition Real Property	\$ -	\$ -	0.00%
Neighborhoods in Bloom	\$ -	\$ -	0.00%
Garden Program Revenue	\$ 5,000.00	\$ 2,968.00	59.36%
Total Revenue	\$ 3,279,940.00	\$ 1,022,218.31	31.17%

Non-Administrative Expense			
Property Acquisitions	\$ -	\$ -	0.00%
Loss on Inventory	\$ -	\$ -	0.00%
Depreciation/Depletion	\$ -	\$ -	0.00%
Land Bank Cost of Projects (renovations, assoc. fees, etc.)	\$ 157,400.00	\$ 212,676.76	135.12%
Land Bank Current Year Taxes	\$ -	\$ -	0.00%
Lawn/Snow/Maintenance	\$ 335,000.00	\$ 25,990.00	7.76%
Brownfield Debt	\$ 50,000.00	\$ -	0.00%
HOME Grant Expenses	\$ 35,000.00	\$ 124,258.45	355.02%
CDBG Renovation Expenses	\$ 150,000.00	\$ 83,065.14	55.38%
NSP1 Lansing City	\$ 15,000.00	\$ 1,918.51	12.79%
NSP2 Expenses	\$ 25,000.00	\$ 5,742.29	22.97%
NSP3 Expenses	\$ -	\$ 6,812.44	0.00%
Hardest Hit Blight Elimination Funding	\$ 1,500,000.00	\$ 139,912.14	9.33%
MI Blight Elimination Grant Expenses	\$ -	\$ -	0.00%
Neighborhoods in Bloom	\$ -	\$ 2,024.56	0.00%
Demolitions	\$ -	\$ -	0.00%
Total Non-Administrative Expense	\$ 2,267,400.00	\$ 602,400.29	26.57%

Administrative Expense			
Office Supplies	\$ 8,000.00	\$ 1,834.79	22.93%
Audit Fee	\$ 22,000.00	\$ -	0.00%
Communication	\$ 5,000.00	\$ 1,447.06	28.94%
Security	\$ 2,000.00	\$ 601.38	30.07%
Membership Fees	\$ 1,000.00	\$ 1,000.00	100.00%
Rental Expense	\$ 600.00	\$ 250.00	41.67%
Vehicle Expense	\$ 7,000.00	\$ 2,446.40	34.95%
Postage	\$ 1,500.00	\$ 626.87	41.79%
Office Expense (Utilities, Lawn/Snow, etc)	\$ 6,000.00	\$ 1,769.05	29.48%
Media/Public Relations	\$ 15,000.00	\$ 1,716.11	11.44%
Consultants/Legal/Contractual Services	\$ 60,000.00	\$ 10,665.83	17.78%
Computer Software Upgrade/Annual fee	\$ 27,360.00	\$ 22,125.52	80.87%
Travel/Mileage	\$ 1,000.00	\$ -	0.00%
Prof.Training/Conferences	\$ 1,000.00	\$ 190.00	19.00%

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
April 30, 2017

	2017 Budget	2017 YTD 4/30/2017	%
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Administrative Expense Cont.

Payroll Expense (incl. intern)	\$ 384,039.10	\$ 83,202.68	21.67%
Health Insurance and Benefit Expenses	\$ 90,095.16	\$ 25,554.45	28.36%
Building Maintenance	\$ 70,000.00	\$ 1,831.12	2.62%
Interest Expense	\$ 70,000.00	\$ 20,882.44	29.83%
AmeriCorps	\$ 9,000.00	\$ 8,940.00	99.33%
Equipment Small Purchase	\$ 4,500.00	\$ 1,005.40	22.34%
Bank Fee	\$ 1,200.00	\$ 318.04	26.50%
Prior Year Expense	\$ -	\$ -	0.00%
Insurance	\$ 23,000.00	\$ -	0.00%
Garden Program Expense	\$ 2,500.00	\$ 7,003.50	280.14%
Land Contract Default	\$ 50,000.00	\$ -	0.00%
Community Development Projects	\$ 1,000.00	\$ 6,000.00	600.00%
Lansing Brownfield Expense	\$ -	\$ -	0.00%
Depreciation and Depletion	\$ -	\$ 11,838.19	0.00%
Rental Depreciation	\$ 42,700.00	\$ 42,694.00	0.00%
Rental Program Expense	\$ 74,244.00	\$ 23,373.80	31.48%
Total Administrative Expense	\$ 979,738.26	\$ 277,316.63	28.31%

Total Operating Expense	\$ 3,247,138.26	\$ 879,716.92	27.09%
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Total Net Revenue & Expense, end of period	\$ 32,801.74	\$ 142,501.39	
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