

PUBLIC NOTICE

Chair
ERIC SCHERTZING
Vice-Chair
KARA HOPE

Appointed Members
BRIAN McGRAIN, Secretary
DEB NOLAN, Treasurer
REBECCA BAHAR COOK

Ingham County Land Bank Fast Track Authority

422 Adams Street, Lansing Michigan 48906 517.267.5221 Fax 517.267.5224

**THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL MEET ON
MONDAY, OCTOBER 6, 2014 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 – July 14, 2014

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
 - 1112 Prospect park project with Sparrow
2. Resolution to approve the sale of a vacant lot at 926 W. Lapeer Street to the adjacent non-occupant property owner
3. Resolution to approve the sale of 119 W. Grand River Avenue
4. Resolution – 2014 Budget Amendment
5. Resolution to request of the County Board of Commissioners three years of capacity building for the Land Bank from the Treasurer's Delinquent Tax Revolving Fund
6. Resolution to grant the Executive Director authorization to sign the Financial Status Reports and Payment Authorization Forms for the MHCDF Grant supporting the Ash Street Project in Mason
7. ICLBA Public Relations Communications Report – Update item
8. Property maintenance, renovation & development
 - a. Residential and Commercial Property Update-Dashboard
 - b. Completed and Pending Sales
 - c. General legal update- Counsel
9. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – July, August, September 2014
 - b. Monthly Statement – August 31, 2014
10. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

July 14, 2014
Minutes

Members Present: Chair Schertzing, Comm. Bahar-Cook, Comm. Hope, Comm. McGrain, Comm. Nolan

Others Present: Jeff Burdick, Tim Perrone, Joan Jackson Johnson, Vernon L. Johnson

The meeting was called to order by Chairperson Hope at 5:00 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the June 2, 2014 Minutes

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN, TO APPROVE THE JUNE 6, 2014 MINUTES. MOTION CARRIED UNANIMOUSLY. Chairperson Schertzing abstained from voting.

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update

Executive Director Burdick notified the board that he had not heard from Sparrow regarding their intentions to pay for the demolition of the house at 1112 Prospect and to support a neighborhood park on the site. Comm. McGrain requested that this item be revisited at the next Board meeting.

2. Resolution to support Senate Bill 2221 and House Resolution 4421 to reauthorize the Motor Cities National Heritage Area in Michigan

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO APPROVE THE RESOLUTION TO SUPPORT SENATE BILL 2221 AND HOUSE RESOLUTION 4421 TO REAUTHORIZE THE MOTOR CITIES NATIONAL HERITAGE AREA IN MICHIGAN. MOTION CARRIED UNANIMOUSLY.

3. Resolution to approve the sale of 615 W. Lake Lansing Road in East Lansing

Executive Director Burdick introduced Joan Jackson Johnson and Vernon Johnson, the interested purchasers of the property. Ms. Jackson Johnson informed the Board that

the intention is to renovate this house for their daughter to live in. Her daughter would have an ownership stake in the house, so it would not be considered a rental. She stated that she intends to have it completely renovated this year and that she already has already contacted contractors that can work on the house. Executive Director Burdick explained that this item was brought to the Board for their approval because East Lansing has cited the Land Bank for the external condition of the property and is a high priority property for the City. He also noted that, because of Ms. Jackson's position at the City of Lansing and Director of One Child One Family, it is prudent to bring this purchase request to the Board for their review and approval.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE TO SUPPORT THE RESOLUTION TO APPROVE THE SALE OF 615 W. LAKE LANSING ROAD IN EAST LANSING. MOTION CARRIED UNANIMOUSLY.

4. Resolution to have the Ingham County Land Bank Fast Track Authority adopt the Ingham County Policy requiring payment of prevailing wage for contractors performing construction projects for the Land Bank

Executive Director Burdick stated that the Land Bank intends to adopt Ingham County's policy requiring the payment of prevailing wage to contractors performing construction projects for the Land Bank in excess of \$10,000. He stated that the Land Bank currently has a living wage policy and that prevailing wage rates are higher than living wage rates. He noted that the County utilizes the Federal Prevailing Wage rate determinations and directed the Board to these rates for residential projects, which were included in the Board's packet. He requested that this policy be made fully effective January 1, 2015 to allow Land Bank staff enough time to determine how this might increase costs for construction projects and figure out how to appropriately monitor and enforce the policy.

Commissioners Bahar-Cook and Hope stated that they are strongly in favor of this policy and expressed surprise that the Land Bank has not previously updated its policy to pay prevailing wage. Comm. McGrain stated that he was in favor of the January 1, 2015 fully enforced date, as the Land Bank has a significantly smaller staff than Ingham County and that this time is needed to get a handle on costs and staff capacity. Executive Director Burdick stated that this policy would require paying prevailing wage to construction contractors but would not include contractors performing lawn or snow removal. Chair Schertzing noted that the County's resolution that the Land Bank will be adopting, Resolution 02-063, has been amended and that the Board should approve the Land Bank adopting this County resolution as amended.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE TO SUPPORT THE RESOLUTION HAVING THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY ADOPT INGHAM COUNTY'S POLICY, RESOLUTION 02-063, AS AMENDED, REQUIRING THE PAYMENT OF PREVAILING WAGE FOR CONTRACTORS PERFORMING CONSTRUCTION PROJECTS FOR THE LAND BANK. MOTION CARRIED UNANIMOUSLY.

5. ICLBA Public Relations Communications Report – Update Item

Comm. McGrain asked how many people attended the Land Bank’s Summer Showcase Open House event. Executive Director Burdick replied that he did not have the number, but would find out and report it back to the Board.

6. Property Maintenance, Renovation & Development

6a. Residential and Commercial Property Update – Dashboard

Executive Director Burdick stated the dashboard was included in the meeting packet.

6b. Completed and Pending Sales

Executive Director Burdick stated the pending sales were included in the board packet.

6c. General Legal Update - Counsel

Tim Perrone provided a legal update to the Board.

7. Accounts Payable & Monthly Statement

7a. Accounts Payable Approval – June 2014

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE ACCOUNTS PAYABLE FOR JUNE 2014. MOTION CARRIED UNANIMOUSLY.

7b. Monthly Statement – May 31, 2014

The May 2014 monthly financial statement was received and placed on file.

8. Chairman and Executive Director Comments:

Executive Director Burdick notified the Board of an upcoming urban garden tour hosted by the Greater Lansing’s Food Bank’s Garden Program. He stated that some Land Bank gardens would be a part of this tour. He also informed the Board of the upcoming Webster Farms Potluck event. Executive Director Burdick stated that Calandra Jones, a Dartmouth University Urban Studies student, would serve as a part time intern for the Land Bank through early September. Ms. Jones’ aunt purchased a Land Bank house. Ms. Jones would assist the Land Bank in making updates to its website and producing maps. Executive Director Burdick also notified the Board of a developer’s potential interest in the property the Land Bank has banked along E. Park Terrace, which is just north of E. Saginaw Street and N. Pennsylvania Avenue.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:11 p.m.

Respectfully submitted,
Jeffrey Burdick



October 1, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: MC Rothhorn's request to purchase 926 W. Lapeer Street

MC Rothhorn has submitted a statement of interest form to the Land Bank to purchase the property at 926 W. Lapeer Street in Lansing, Michigan. The property was acquired by the Land Bank through the local unit rejection process following property tax foreclosure in December 2010. At the time of foreclosure, the property was improved with a blighted residential structure. In 2014, the Land Bank utilized CDBG funds from the City of Lansing to demolish the structure. The property is located on the north side of W. Lapeer Street between Butler Blvd. and M.L King Blvd.

Mr. Rothhorn owns several rental properties in the immediate neighborhood and his permanent address is 519 Leitram Street, which is around the corner from this parcel. Your packet includes a brief statement from Mr. Rothhorn noting that he wishes to purchase this vacant lot in order to alleviate a shared driveway situation with the rental property he owns at 922 W. Lapeer Street. He hopes that this will make the house more attractive for a long term rental occupant or potential purchaser of the home. The lot is less than 33-feet in width, which is generally not developable with Lansing's current zoning ordinance. The Land Bank's Priorities, Policies and Procedures state that side lot transferees shall own and occupy the contiguous property and that the Board of Directors must approve all transfers that require any exceptions to the Policies and Procedures.

Staff Recommendation: Staff recommends approval of the sale of the vacant lot at 926 W. Lapeer Street to MC Rothhorn. .



Statement of Interest to Purchase

I /We, MC ROTHORN, am/are interested in purchasing the vacant land listed below. I (We) understand that the attached requirements must be met and I/we am/are willing to provide documentation to prove that I/we am/are an eligible buyer for this parcel.

Property Information:

OFFER PRICE (Optional): \$ TBD

Address: 926 W. Lapeer St. Zip: 48915 (vacant lot)
Parcel #: 33-01-01-17-226-101

***** Background

This parcel was purchased using federal funding, as well as demolished using federal funds. Because of the funding source, the Ingham County Land Bank is restricted to whom they can sell certain properties to and for what purpose. All lots will be sold at fair market value (as determined through an appraisal). In addition, the end use must meet the intent and guidance provided by the City of Lansing "Master Plan." This end use will vary between properties according to the "Master Plan."

Buyer Restrictions for an adjacent property owner

The Buyer of this parcel must own and reside in an adjacent property. The Buyer cannot have a history of violations with the City of Lansing Zoning or Property Maintenance Codes. Buyer must have all property taxes and assessments paid up to date and not have been the prior owner of any tax-foreclosed property in Ingham County.

Buyer Restrictions for a developer

A developer who wishes to purchase a vacant parcel with federal funds invested in it, must pass certain restrictions through to the renter/buyer of the parcel after development. These restrictions will include income eligibility and may include an owner occupancy covenant or homebuyer education classes. The Ingham County Land Bank, in keeping with the City of Lansing "Master Plan" and the City of Lansing Office of Community Development will have final approval of the end use of this parcel in order to meet our "eligible disposition" requirements with the federal government.

Property Use Restrictions

The buyer of this parcel is restricted to use the property in accordance with all City of Lansing Zoning and Property Maintenance Ordinances. For instance, the parcel cannot be used for a parking lot or an accessory building such as a detached garage. Some properties may not be eligible to combine with adjacent lots or eligible to be split between two adjacent property owners. The "Master Plan" determines this. Deed restrictions or covenants will be used to ensure uses are carried through to new owners. Details on each property's restrictions are available at the Ingham County Land Bank. On a case-by-case basis, exceptions may be granted.



AD 11-23

Buyer Information

Please complete the following:

Your Address: 519 LETHRAM ✓
City: LANSING State: MI Zip: 48915 ✓
Best Phone Number to reach you between 9 am and 5 pm: 517-203-8937 ✓
Describe what you would like to do with the additional property: eliminate shared drive ✓

Check which box best applies to the purchase of your home:

- ☐ My home is paid off and we have no monthly payments
☒ I am purchasing my home through a mortgage. Name of Lender: Bank of America ✓
☐ I am purchasing my home through a Land Contract. Name of Holder: _____

Acknowledgement

By signing below, you are acknowledging that you understand there are certain restrictions and requirements attached to the parcel you are interested in. You also agree to provide required information to show your eligibility. This may include income information and income tax information for all household members. The Ingham County Land Bank reserves the right to decline any or all offers if the end use does not meet federal eligibility requirements or meet requirements of the City of Lansing Zoning Ordinance or Master Plan.

Signature: [Signature]
Print Name: MC Rothhorn

Date: 8/11/2014 ✓

Signature: _____
Print Name: _____

Date: _____

When completed and signed, please return to:
Attn: **Rawley Van Fossen, Administrative Assistant**
Ingham County Land Bank Fast Track Authority
422 Adams Street
Lansing, MI 48906



Thank you for your interest in purchasing one of our vacant lot properties.
Please allow our office 30 days to review your application. You will be notified of our acceptance of your offer.

properties in Ingham county owned by Rothhorn: ✓

1. 804 Bancroft court
2. 731 W. Lapeer
3. 519 Lethram (residence)
4. 528 Lethram
5. 922 W. Lapeer



2014-11-11
[Signature]

From: MC Rothhorn (mrothhorn@gmail.com)

Date: September 3, 2014

To: Ingham County Land Bank Fast Track Authority

Attn: Jeff Burdick, Rawley Van Fossen, ICLB Board of Directors

RE: (v/l) 926 W. Lapeer Street, Lansing, MI 48915

We have always hoped to sell every house we currently own and operate as a rental. We originally purchased the house, 922 W. Lapeer, for a friend who had a MSHDA Section 8 Voucher that would allow her to rent-to-own if she had a landlord who would sell to her. So, I became her landlord, but 18 months later she decided to move elsewhere. Since then we have owned and operated 922 W. Lapeer as a rental property, with the hope of someday selling it to a permanent homeowner.

That said, the block is rough and mostly consists of rental properties. It's been hard to attract potential homeowners to our house, especially those who are hopeful long-term renters who have the dream of owning, but ultimately have few skills or habits that make it a reality.

My hope is to purchase your vacant lot (926 W. Lapeer Street) next door and eliminate the shared driveway it shares currently with my property. From there I hope to create a spacious 4 bedroom house with a separate garage to make the home more attractable to permanent residents.

Hope this helps,

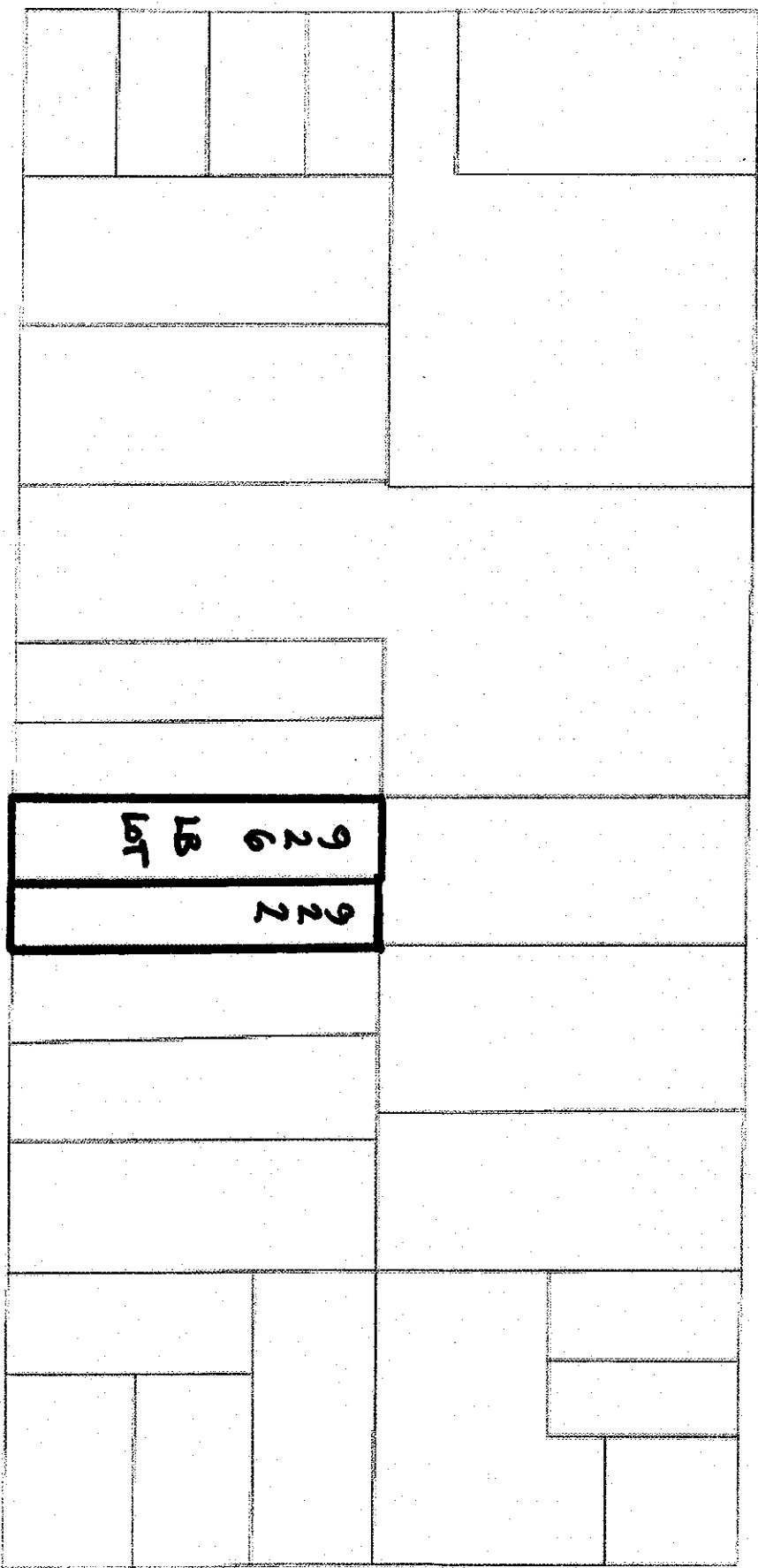
MC

N. M.L. KING Blvd.

W. SABINAW

W Lapeer St

W Lapeer St



Gilbert Ct

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE SALE OF A VACANT LOT TO THE ADJACENT NON-OCCUPANT PROPERTY OWNER

RESOLUTION #14-17

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (Athe 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 an improved, residential property in Lansing, Michigan (33-01-01-17-226-101) in 2011 through local unit rejection of the property and the Land Bank completed the demolition of the residential structure on the property in 2014; and

WHEREAS, this property is directly adjacent to a residential improved property at 922 W. Lapeer Street owned by M.C. Rothhorn, the interested purchaser; and

WHEREAS, this property will serve as a side lot to the residential improved property at 922 W. Lapeer Street; and

WHEREAS, the proposed sale price is \$1,805.00; and

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules stating that all transferees of side lots must own and occupy the contiguous property and M.C. Rothhorn owns but does not occupy the adjacent property; and

WHEREAS; the Board must approve all transfers that require any exceptions to policies and procedures adopted by the Board of Directors;

THEREFORE BE IT RESOLVED, that the Authority authorizes the transfer of the property with a parcel ID number of 33-01-01-17-226-101 to M.C. Rothhorn.

AYE:

NAY:

ABSENT:



October 1, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Request to purchase 119 W. Grand River Avenue by Dale Schrader

Dale Schrader has submitted an application to purchase the duplex at 119 W. Grand River Avenue in Lansing, Michigan. Mr. Schrader intends to fully rehabilitate the two units to rent. 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.

This property is located on the south side of W. Grand River Avenue between Washington and Capital. In your packet, you will find a location map, copy of the Residential Property with Structure application and a write-up from Mr. Schrader regarding other renovation work he has completed on this block of W. Grand River, most notably the former Pulver Brothers Sinclair Station on the corner of W. Grand River and Capital. This property is a 2014 tax foreclosure and the Land Bank elected to purchase this property for the back taxes owed (\$11,663.85) prior to the tax foreclosure auctions. Because of its relatively decent physical condition and its location a few blocks west of the heart of Lansing's Old Town, this property was attractive to the Land Bank as a future rental property.

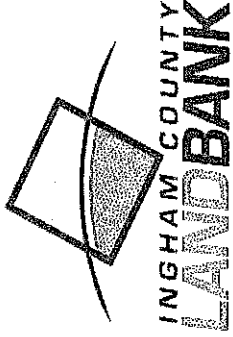
Shortly after the Land Bank purchased this property, two parties interested in purchasing the property contacted the Land Bank. Mr. Schrader was the first interested party. He stated that his interest stemmed from the fact that he owns the two properties immediately to the west and was in the process of purchasing the property immediately to the east (115 W. Grand River Avenue), which shared a driveway with this property. Dr. Sam Saboury then contacted the Land Bank expressing his interest in purchasing this property. The primary reason Dr. Saboury was interested in the property was to utilize the shared driveway as an easement for a storm water/sewer line from a large, mixed-use development he is planning on N. Washington Avenue to the mains under W. Grand River Avenue. Dr. Saboury stated that he was also in negotiations with the owner of 115 W. Grand River Avenue to purchase. Ultimately, Mr. Schrader purchased this property.

Land Bank staff visited the property to determine an approximate renovation cost and ordered an appraisal of the property. A preliminary estimate showed that it would be approximately \$25,000 to renovate the two-unit to Land Bank rental standards. Because of this property being located so close to Old Town, Chris Kolbe, the Land Bank Sales Coordinator, asserted that the Land Bank should enhance the renovations to attract market rate tenants that wish to live close to Old Town's amenities. He estimated that renovation costs should approximately double the preliminary estimate to potentially attract rents

of \$1,000 per unit. If these estimates are correct, the Land Bank would recoup its renovation costs in just over two years and develop a steady cash flow.

The property appraised at \$35,000 as is and \$61,500 as completed. The Executive Director contacted Mr. Schrader to inform him of the as is appraisal value and Mr. Schrader verbally offered to pay \$40,000 cash for the property. He also stated that he would grant an easement for Dr. Saboury's development. Based on Mr. Schrader's offer and his proven track record of quality renovation work in the area, the Executive Director agreed to bring this offer to the Land Bank Board of Directors for their approval to sell this property to a non-owner occupant.

Staff Recommendation: The Executive Director recommends approval of the sale of 119 W. Grand River Avenue to Dale Schrader.



Ingham County Land Bank

Residential Property with Structure

Interest Application

To purchase an Ingham County Land Bank (ICLB) residential property with a structure, complete this form and return to the ICLB Sales Coordinator. The following requirements must be met to purchase a property from the ICLB. This application will not be processed if not completed in its entirety. All property is sold AS IS, WHERE IS.

Check All That Apply

- ☒ The applicant owns property in Ingham County (Attach list of all property currently owned.)
- ☒ The applicant does not own any property that is currently tax delinquent.
- ☒ The applicant does not own any property that is subject to any un-remediated citation of violation of state and local ordinances.
- ☒ The applicant does not own any real property that has a history of being a site for criminal activity during the purchaser's ownership.
- ☒ The applicant has not lost any title or had any foreclosure filings against any properties owned in the last five years.

Contact Information

Name of Applicant: DALE SCHRADER

Home/Mailing Address: 226 W. MAPLE LANSING, MI 48906

Daytime Phone Number: 517-749-7292 Evening Phone Number: _____

E-Mail Address (optional): SCHRADERENVIRO@COMCAST.NET

Income Information

Name of Current Employer or Source of Income: CLEAN HARBORS ENVIRONMENTAL

Home/Mailing Address: 226 W. MAPLE LANSING, MI 48906

Amount of Gross Monthly Income: \$2000.

Ingham County Land Bank Property Information

ICLB Property Address: 119 W. GRAND RIVER AVE. LANSING 48906

Parcel ID Number: 33-01-01-09-331-212

Note: We strongly recommend that you drive by the property of interest prior to submitting an application. All property is sold AS IS, WHERE IS. Entry into/onto our property is TRESPASSING and VIOLATORS WILL BE PROSECUTED. Your application will be reviewed for completeness; ICLB staff may contact you to schedule a walk-through of the property.



Return Form to: Sales Coordinator, Ingham County Land Bank, 422 Adams Street, Lansing, MI 48906
Phone: 517-267-5221 **Fax:** 517-267-5224 **Website:** www.inghamlandbank.org

TEF
Budock

ICLB – Residential Property with Structure Interest Application – Page 2

It is the responsibility of the prospective purchaser to do their own research as to the use of the land to determine if it will be suitable for the purposes for which it is being purchased. The ICLB makes neither representations nor claims as to fitness for purpose, ingress/egress, conditions, covenants, restrictions, etc.

Proposed Property Reuse/Improvements

Property will be used for (Please Circle): ☒ Residential ☐ Commercial ☐ Industrial ☐ Other

Property will be occupied by (Please Circle): Owner ☒ Other Family ☒ Renter ☐ Business

Description of planned improvements/renovations. Further detail may be asked for if walk-through of the property is scheduled. (Please attach separate sheet if necessary):

COMPLETE INTERIOR / EXTERIOR RENOVATION
TO PRESERVE HISTORIC NATURE OF
HOUSE / NEIGHBORHOOD.

Timeline for improvements/renovations: FINISH 3-6 MONTHS AFTER PURCHASE.

Have you contacted local planning department about this property/project? (Please Circle) Yes or ☒ No

Total projected cost of the renovation: \$35,000.

Description of how project improvements/renovations will be financed:

CASH FROM SALE OF MY BUSINESS,
SCHRADER ENVIRONMENTAL TO CLEAN HARBORS.

Purchase Offer Amount (optional): _____

Note: The Ingham County Land Bank may place a lien on the property or enter into a development agreement with the purchaser to guarantee that the proposed renovations/improvements are completed in a timely manner and pursuant to the local municipalities building standards.

To the best of my knowledge, the information provided in this application is true and in compliance with ICLB Policies and Procedures. I understand that the ICLB staff will review this request and confirm that it is in compliance with their Policies and Procedures. The ICLB reserves the right to decline any or all offers if the end use does not meet federal eligibility requirements or requirements of local municipalities building standards or master plans. I also understand that this form is a *Statement of Interest* only and receiving it does not commit the ICLB to transfer property.

Signature of Applicant: _____

Date: 8/14/14



Return Form to: Sales Coordinator, Ingham County Land Bank, 422 Adams Street, Lansing, MI 48906

Phone: 517-267-5221 **Fax:** 517-267-5224 **Website:** www.inghamlandbank.org

Pulver Brothers Sinclair Station, 127 W. Grand River

by Dale Schrader

My name is Dale Schrader and I live in Old Town. Because there has been a great deal of neighborhood interest in the old house and gas station at 125 and 127 W. Grand River Ave., Dale Benjamin suggested I provide some background information on them as well as what the most recent activities have been and what the future plans are for these properties.

Having lived in the Lansing area since the mid 1980s, I moved to Old Town seven years ago and watched these properties deteriorate year after year. I always admired the old gas station and how cool it looked sitting prominently at a 45 degree angle to the streets, but lost hope for it watching the many owners and tenants letting it fall further into disrepair. I dreamed of one day being able to acquire the gas station and restoring it.

In the summer of 2008, my dream took a step closer to reality. The large three-unit house had been foreclosed on and the sale price was ridiculously low. But there was no parking because it was on the gas station property. Further, the house had deteriorated almost to the point of not being salvageable. The house was worthless without the gas station and the parking there. But after much research and lots of negotiation, I was finally able to track down the owner of the gas station and buy it to put the properties back together again.

My final purchase of the two red-tagged properties was finalized in December of 2008, three months before City Pulse Magazine named both properties the "Eyesore of the Week." The column called the two buildings "double trouble" and reported that "these two crumbling properties are decorated with motes of broken glass, gravel and weeds." It continued with, "Indeed, the cleanest accessories on the buildings are the padlocks." Although I was interviewed for the article, my name was mentioned only after a neighbor was quoted as saying it was a "breeding ground for prostitution and drug dealing." Somehow I got the feeling that no one believed I would ever restore the properties.

The renovation of the house began in 2009. Built in 1890, the three-bedroom back section was apparently added sometime later. The whole building foundation was caving in because the support beams had broken through the concrete basement floor and were sinking into the soft mud underneath and pulling the whole house down. The basement had flooded for years and had to be treated for mold, and the squirrels and raccoons moved freely in and out of gaping holes in the attic fascia. Furthermore, the house had been divided into as many as five units by previous owners. It was cut up into so many small rooms that the floor plan made little practical sense. It needed an overwhelming amount of work.

Undaunted, we replaced almost everything from plumbing and electrical, to three new furnaces. We removed and added many walls and removed three layers of false ceilings downstairs to reveal and restore the old majestic 11' plaster ceilings. The filthy carpeting was torn out and the original hardwood floors were restored.

There now exists an occupied, very elegant one-bedroom apartment downstairs. The two-bedroom apartment upstairs has also been completely renovated and tenants have moved in. Work will begin on the three-bedroom unit in the back in spring/summer of this year. This unit will definitely be the jewel of the house as it has the most unique features.

You may have noticed that work didn't begin on the gas station until October of 2010. I applied for and received a grant from the LEDC (Lansing Economic Development Committee) to help with the expense of the restoration of this historic property, but it wasn't until many zoning and City Council meetings later, the zoning was changed from Residential to Commercial, which allowed the work to finally commence. Marchelle Smith at the LEDC, Brittney Hoszkiw of the Old Town Commercial Association, and Ken Jones, the architect at Studio Intrigue in REO town, were all instrumental in getting this project done.

The old gas station building was one of the very first "filling stations" in Lansing. The station was built in 1925 and was owned and operated by Pulver Brothers from 1925 to 1937. It was known historically as Pulver Brothers Filling Station which was later sold to Sinclair Products, explaining the ghost sign on the north window of the building. There is an outline of dust in the upper east window where there was once lettering reading "SINCLAIR OILS" which will soon be restored.

Progress on the gas station project to date includes the following:

- Complete demolition of the interior of the building down to the inner four concrete walls.
- The existing roof was deteriorating and sagging significantly from years of leaking, so many of the old wood supports were replaced and the canopy part of the roof was cantilevered up and fastened to new wood support beams. This involved installation of several Microllam veneer headers and extensive lateral bracing. My contractor worked closely with Ken Jones after the installation was approved by the City of Lansing. The roof supports are now rated to withstand a 35 per sq. ft. snow load and sustained wind gusts.
- The beautiful clay tile roof was installed last November, by Tile Roof, Inc., in Frankfort, Illinois. These "new" Ludowici Imperial Spanish roof tiles are in fact 90 years old and were salvaged from an old church in Nebraska. They are period correct and are the same clay tile the original building had.
- In a few weeks, some original gas station barn lights will be installed under the canopy that I salvaged from an old demolished factory in Pennsylvania.
- The oak wood strips underneath the canopy were carefully removed, refinished by hand and reinstalled. Some additional original bead-board wood strips were salvaged from a house on Saginaw St., and also installed.
- The old bluish paint will soon be stripped off the exterior brick and stucco of the building to reveal its original natural dark-orange brick.
- Period-correct windows and exterior doors will also be installed.
- The asphalt driveway and landscaping will be completely re-done this spring.

During this restoration process we made one other discovery that will make this building something really special. There are rectangular holes about three-quarters up the brick pillars of the gas station. I never knew why they were there. Once we cleared about 60 years of bird nests from the holes, old light bulbs were discovered inside the bricks. These will be restored and the pillars will radiate out a sort of a cool "night-light" on all four sides from within the pillars.

I have the one old picture in existence of this gas station. Taken in 1969, it shows the original tile roof still on the building at that time. This photo along with another of a similar Des-Andy station in Ishpeming, Michigan, have been my guides in the restoration process, and yes, the gas station was already boarded up in 1969.

I am asked a lot about what the gas station will be when it is completed as well as those interested in renting or buying the property when it is finished. I have been more focused on the restoration rather than renting or selling but one of the more promising possibilities is a drive-thru coffee shop.

W Willow St

W Willow St

E Willow St

N Capitol Ave

N Washington Ave

W Grand River Ave

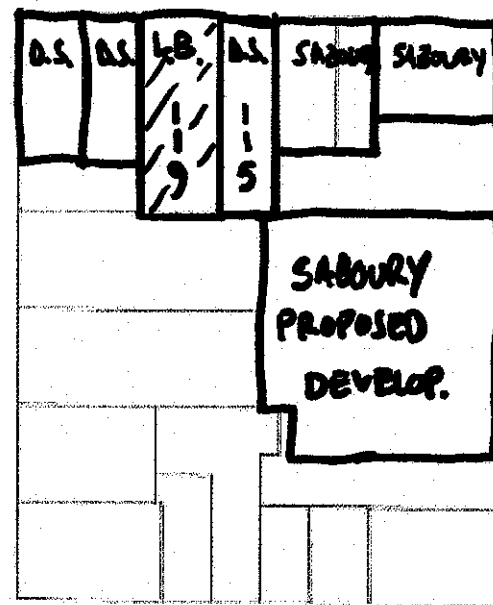
W Grand River Ave

E Grand River

W Maple St

Il Ave

E Maple St



INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE SALE OF 119 W. GRAND RIVER AVENUE, LANSING, IN WHICH BOTH UNITS WILL BE USED AS RENTALS

RESOLUTION #14-18

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (Athe 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 a vacant residential duplex at 119 W. Grand River Avenue in Lansing, Michigan in July 2014 through a direct purchase of the property for the back property taxes owed; and,

WHEREAS, the interested purchaser wishes to fully rehab this duplex and rent both units to tenants; and

WHEREAS, the purchase price for the property shall be \$40,000; 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 the property to Dale Schrader for the purchase amount of \$40,000 with a reverter clause stating that the buyer has 12 months upon conveyance of the property to receive an occupancy permit from the City of Lansing for said property, or title of the property shall revert to the Ingham County Land Bank and the buyer shall forfeit all considerations paid.

AYE:

NAY:

ABSENT:



October 1, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: 2014 Ingham County Land Bank Budget Amendment

The Ingham County Land Bank 2014 amended budget worksheet is included in your meeting packet. This worksheet includes the original amount budgeted for each revenue, non-administrative and administrative budget item, the actual balance of each item as of June 30, 2014, and the percentage earned or expended of each item. To the right of the shaded column, I've included the recommended amended amount for each item and the net change between the original budgeted amount and the amended amount.

The net revenue/expense decreased from \$116,610.00 in the original approved budget to \$52,587.50 in the amended budget. This is largely due to the fact that the Land Bank is not projected to sell the former Deluxe Inn site in 2014, an inaccurate forecast of NSP 2 revenues and expenses in the original approved budget and anticipated cost overruns related to the demolition project at the School for the Blind campus.

**Ingham County Land Bank
2014 Amended Budget**

	Approved	Actual (6/30/14)	Percentage		Amended	Net Change
Revenue						
Start up funding Ingham County	\$ 400,000.00	\$ 400,000.00	100.0%		\$ 400,000.00	\$ -
Commercial Sales	\$ 600,000.00	\$ 135,000.00	22.5%		\$ 135,000.00	\$ (465,000.00)
Land Bank Sales - Improved Property	\$ 1,109,400.00	\$ 117,500.00	10.6%		\$ 450,000.00	\$ (659,400.00)
Land Bank Sales-Vacant Land	\$ 45,000.00	\$ 28,276.00	62.8%		\$ 55,000.00	\$ 10,000.00
Interest Income	\$ 112,000.00	\$ 101,382.13	90.5%		\$ 112,000.00	\$ -
Developer Fee Income	\$ 85,550.00	\$ 27,525.59	32.2%		\$ 85,550.00	\$ -
Specific Tax	\$ 125,000.00	\$ -	0.0%		\$ 125,000.00	\$ -
CDBG Technical Assistance	\$ -	\$ -			\$ 25,000.00	\$ 25,000.00
CDBG Demolitions	\$ -	\$ 130,000.00			\$ 215,000.00	\$ 215,000.00
CDBG Renovations	\$ -	\$ 571,312.80			\$ 715,000.00	\$ 715,000.00
HOME Grant Revenue	\$ 411,500.00	\$ 325,000.00	79.0%		\$ 387,500.00	\$ (24,000.00)
NSP1 Sale Proceeds	\$ 67,000.00	\$ 128,000.00	191.0%		\$ 200,000.00	\$ 133,000.00
NSP2 Sale Proceeds	\$ 1,962,600.00	\$ 165,000.00	8.4%		\$ 475,000.00	\$ (1,487,600.00)
NSP3 Grant Revenue	\$ 279,300.00	\$ 35,000.00	12.5%		\$ 35,000.00	\$ (244,300.00)
NSP 3 Sale Proceeds	\$ -	\$ 237,000.00			\$ 237,000.00	\$ 237,000.00
Rental Income	\$ 253,000.00	\$ 122,854.00	48.6%		\$ 253,000.00	\$ -
Garden Program Revenue	\$ -	\$ 5,931.42			\$ 7,500.00	\$ 7,500.00
Michigan Blight Elimination Revenue	\$ -				\$ 745,120.00	\$ 745,120.00
MHCDF Grant (Ash Street project)	\$ -				\$ 500,000.00	\$ 500,000.00
Brownfield Revenue	\$ -	\$ 167,772.14			\$ 470,000.00	\$ 470,000.00
Investor Program Revenue	\$ 200,000.00	\$ -	0.0%		\$ -	\$ (200,000.00)
Total Revenue	\$ 5,650,350.00	\$ 2,697,554.08	47.7%		\$ 5,627,670.00	\$ (22,680.00)
Expenses						
Non-Administrative Expense	\$ 4,445,140.00	\$ 1,882,037.65	42.3%		\$ 4,672,882.50	\$ 227,742.50
Administrative Expenses	\$ 1,088,600.00	\$ 414,453.92	38.1%		\$ 902,200.00	\$ (186,400.00)
Total Expenses	\$ 5,533,740.00	\$ 2,296,491.57	41.5%		\$ 5,575,082.50	\$ 41,342.50
Net Revenue/Expense	\$ 116,610.00				\$ 52,587.50	\$ (64,022.50)
Non-Administrative Expense						
Non-Program Acquisitions	\$ 100,000.00	\$ 6,000.00	6.0%		\$ 6,000.00	\$ (94,000.00)
Tax Foreclosure Acquisitions	\$ 125,000.00	\$ 48,000.00	38.4%		\$ 48,000.00	\$ (77,000.00)
Land Bank Cost of Projects	\$ 707,640.00	\$ 463,191.00	65.5%		\$ 1,020,000.00	\$ 312,360.00

**Ingham County Land Bank
2014 Amended Budget**

Land Bank Current Year Taxes	\$ 25,500.00	\$ 8,523.21	33.4%		\$ 17,500.00	\$ (8,000.00)
Lawn/Snow/Maintenance	\$ 456,000.00	\$ 132,881.00	29.1%		\$ 300,000.00	\$ (156,000.00)
Real Estate Commissions	\$ 33,000.00	\$ 364.44	1.1%		\$ 1,262.50	\$ (31,737.50)
Brownfield Debt	\$ 105,000.00	\$ -	0.0%		\$ 120,000.00	\$ 15,000.00
CDBG Technical Assistance Expenses	\$ -	\$ -			\$ 10,000.00	\$ 10,000.00
CDBG Demolition Expenses	\$ -	\$ 121,000.00			\$ 205,000.00	\$ 205,000.00
CDBG Renovation Expenses	\$ -	\$ 420,078.00			\$ 475,000.00	\$ 475,000.00
HOME Grant Expenses	\$ 411,500.00	\$ 325,000.00	79.0%		\$ 360,000.00	\$ (51,500.00)
NSP1 Grant Expenses	\$ 67,000.00	\$ 23,000.00	34.3%		\$ 45,000.00	\$ (22,000.00)
NSP2 Grant Expenses	\$ 1,962,600.00	\$ 165,000.00	8.4%		\$ 245,000.00	\$ (1,717,600.00)
NSP3 Grant Expenses	\$ 279,900.00	\$ 35,000.00	12.5%		\$ 35,000.00	\$ (244,900.00)
Brownfield Expense	\$ -				\$ 470,000.00	\$ 470,000.00
Michigan Blight Elimination Expenses		\$ 115,000.00			\$ 745,120.00	\$ 745,120.00
MHCDF Grant Expenses (Ash Street project)	\$ -				\$ 500,000.00	\$ 500,000.00
Demolitions	\$ 40,000.00	\$ 19,000.00	47.5%		\$ 70,000.00	\$ 30,000.00
Investor Program Performance Credits	\$ 132,000.00	\$ -	0.0%		\$ -	\$ (132,000.00)
Total Non-Administrative Expense	\$ 4,445,140.00	\$ 1,882,037.65	42.3%		\$ 4,672,882.50	\$ 227,742.50
Administrative Expense						
Office Supplies	\$ 10,000.00	\$ 3,759.30	37.6%		\$ 10,000.00	\$ -
Audit Fee	\$ 15,000.00	\$ 16,200.00	154.0%		\$ 16,200.00	\$ 1,200.00
Communication	\$ 6,500.00	\$ 2,893.27	44.5%		\$ 6,500.00	\$ -
Security	\$ 500.00	\$ 249.93	50.0%		\$ 500.00	\$ -
Membership Fees	\$ 1,200.00	\$ 475.00	39.6%		\$ 1,200.00	\$ -
NEC Office Rent	\$ 26,400.00	\$ 15,891.05	60.2%		\$ 32,000.00	\$ 5,600.00
Office Utilities	\$ 2,750.00	\$ 359.47	13.1%		\$ 1,000.00	\$ (1,750.00)
Postage	\$ 2,750.00	\$ 696.86	25.3%		\$ 1,500.00	\$ (1,250.00)
Media/Public Relations	\$ 25,000.00	\$ 11,091.37	44.4%		\$ 25,000.00	\$ -
Consultants/Legal/Contractual Services	\$ 70,000.00	\$ 41,306.12	59.0%		\$ 90,000.00	\$ 20,000.00
Computer Software Upgrade/Annual fee	\$ 27,000.00	\$ 7,017.00	26.0%		\$ 25,000.00	\$ (2,000.00)
Travel/Mileage	\$ 5,000.00	\$ 917.60	18.4%		\$ 2,500.00	\$ (2,500.00)
Prof.Training/Conferences	\$ 3,000.00	\$ 2,105.00	70.2%		\$ 3,000.00	\$ -
Payroll Expense	\$ 525,800.00	\$ 189,427.37	36.0%		\$ 380,000.00	\$ (145,800.00)
Health Insurance Benefit Expense	\$ 40,000.00	\$ -	0.0%		\$ -	\$ (40,000.00)
Building Maintenance	\$ 8,000.00	\$ 5,965.06	74.6%		\$ 8,000.00	\$ -
Interest Expense	\$ 55,000.00	\$ 18,117.34	32.9%		\$ 40,000.00	\$ (15,000.00)
County Allocation (MIS)	\$ 10,000.00	\$ -	0.0%		\$ 20,000.00	\$ 10,000.00

**Ingham County Land Bank
2014 Amended Budget**

Vehicle Expense	\$ 8,000.00	\$ 2,451.42	30.6%		\$ 8,000.00	\$ -
AmeriCorps	\$ 8,000.00	\$ 1,979.00	24.7%		\$ 12,000.00	\$ 4,000.00
Equipment Small Purchase	\$ 8,000.00	\$ (1,028.53)	-12.9%		\$ 8,000.00	\$ -
Housing Counseling	\$ 5,000.00	\$ 2,700.00	54.0%		\$ 5,000.00	\$ -
Interior Staging	\$ 1,000.00	\$ -	0.0%		\$ -	\$ (1,000.00)
Bank Fee	\$ 1,400.00	\$ 410.46	29.3%		\$ 1,400.00	\$ -
Insurance	\$ 28,000.00	\$ 18,117.34	64.7%		\$ 25,000.00	\$ (3,000.00)
Garden Program Expense	\$ 46,000.00	\$ 32,034.93	69.6%		\$ 46,000.00	\$ -
Community Projects	\$ 30,000.00	\$ 6,027.93	20.1%		\$ 20,000.00	\$ (10,000.00)
Lansing Brownfield Expense	\$ 8,300.00	\$ -	0.0%		\$ 8,300.00	\$ -
Storage Unit Rental	\$ 6,000.00	\$ 1,100.00	18.3%		\$ 1,100.00	\$ (4,900.00)
Rental Program Expense	\$ 105,000.00	\$ 34,189.63	32.6%		\$ 105,000.00	\$ -
Total Administrative Expense	\$ 1,088,600.00	\$ 414,453.92	38.1%		\$ 902,200.00	\$ (186,400.00)

**Ingham County Land Bank
2014 Amended Budget**



INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO AMEND THE 2014 BUDGET OF THE INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

RESOLUTION #14-19

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (Athe 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, from time to time a need exists to amend an adopted budget, as is true for the 2014 budget; and

THEREFORE BE IT RESOLVED, that the Authority approves the mid-year revenue reduction of \$22,680.00 and expense increase of \$41,342.50 for a net 2014 budget reduction of \$64,022.50 per the attached proposed amended budget.

Aye:
Nay:
Absent:



October 1, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Request of the Ingham County Board of Commissioners an extension of the three year capacity building funding allocation to the Ingham County Land Bank

The Ingham County Land Bank has received an allocation of \$400,000 from the County Treasurer's Delinquent Tax Revolving Fund for each of the past three years. This allocation provides a much needed revenue source for the Land Bank, as the rate of property tax foreclosures has remained steady for the past few years and is not projected to decrease in the future. 2014 is the final year of the three year allocation arrangement. A new, three year allocation arrangement through 2017 would provide a financial cushion to allow the Land Bank to continue its property maintenance activities, in-house renovations, and to remain an active partner with other public and private partners to create community and economic development opportunities in Lansing and Ingham County.

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO REQUEST OF THE INGHAM COUNTY BOARD OF COMMISSIONERS A RENEWED THREE YEAR AGREEMENT FOR CAPACITY BUILDING FUNDING FOR THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION #14-20

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (Athe 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 Land Bank has grown to be a significant economic development tool in Ingham County and is the major public responder to the plight of property thrown into tax foreclosure; and

WHEREAS, the need exists for capacity at the Land Bank to deal with the growing inventory of tax foreclosed properties; and

WHEREAS, the steady incidence of tax delinquency, forfeiture and foreclosure while increasing the responsibilities placed upon the Land Bank is also increasing the revenue to the County Treasurer's Delinquent Tax Revolving Fund for tax years through 2017; and

WHEREAS, the Land Bank has significant physical assets with value to unlock and redeploy in the future, but faces property management and disposition challenges currently.

THEREFORE BE IT RESOLVED, that the Land Bank Board of Directors requests that the Ingham County Board of Commissioners authorizes an annual transfer of \$400,000 for the 2015-2017 fiscal years to the Ingham County Land Bank to be paid for out of the Delinquent Tax Revolving Fund proceeds for tax years 2012 through 2014 respectively.

Aye:

Nay:

Absent:

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO GRANT THE EXECUTIVE DIRECTOR THE AUTHORITY TO SIGN FINANCIAL STATUS REPORTS AND PAYMENT AUTHORIZATION FORMS FOR THE MICHIGAN HOUSING AND COMMUNITY DEVELOPMENT FUND (MHCDF) GRANT FROM THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA) FOR THE ASH STREET REDEVELOPMENT PROJECT IN MASON, MICHIGAN

RESOLUTION #14-21

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (Athe 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 Land Bank received a \$500,000 MHCDF Grant through MSHDA to support the mixed-use redevelopment of commercial properties in downtown Mason, Michigan, known as the Ash Street Redevelopment Project; and

WHEREAS, the Land Bank transferred the properties that make up this redevelopment to Ash Street Redevelopment, LLC in July 2014; and

WHEREAS, as the grantee for the MHCDF grant, funds pass through the Land Bank from MSHDA and are then disbursed to the developer – Ash Street Redevelopment, LLC, when invoices from the developer are received; and

WHEREAS, the Chairperson of the Land Bank is currently the only authorized signatory that is able to request the disbursement of funds by MSHDA for this grant and the Executive Director wishes to be authorized to sign MSHDA FSRs and Payment Authorization Forms so to expedite the process of passing along these funds to the developer.

THEREFORE BE IT RESOLVED that the Land Bank Board of Directors authorizes the Land Bank's Executive Director to sign MSHDA FSRs and Payment Authorization Forms for the Ash Street Redevelopment project MHCDF grant.

Aye:

Nay:



Communications Update October 2014

Notable Projects:

- The Land Bank Impact Report, a multi-year version of an annual report, is currently at the printer and will be distributed via City Pulse in October.
- The Land Bank is launching a new advertising campaign targeting LISA buyers for the remaining NSP-2 homes.

Social Media:

- Current Facebook Fans: 1,230 Likes (up from 1,169)
- Current Twitter Followers: 779 (up from 747)



The Land Bank is honored to have been a part of this wonderful collaboration. From dilapidated to designer, the Midtown development is a prime example of the power of partnerships in Ingham County.

More on the project here: http://www.mlive.com/lansing-news/index.ssf/2014/09/gillespie_groups_colorful_midt.html



Like · Comment · Share

4 Shares

Diane Gracia Wing, Evan Pinsonnault, Julie Hartley and 157 others like this.

- The Land Bank promoted a post about the Midtown ribbon cutting event (screen capture on previous page). Post details are below. The post had a number of comments, ranging from very positive comments to comments about the building's color scheme.
 - Reach: 14,528
 - Impressions: 20,767
 - Clicks: 828
 - Shares: 4
 - Comments: 7
 - Likes: 160
 - Page likes between 9/17 and 9/24: 1,201 to 1,230 (+29)

Media Relations:

- The Ingham County Land Bank was included in press coverage of the EPA investigation of the Michigan School for the Blind site and MAC Contracting. From a public relations standpoint, staff was open and transparent with media and handled the situation appropriately.

Media Clips:

7/25/2014	Digital Journal	MSHDA Investing \$2.5 Million in Blight Removal in Five Michigan Counties	http://www.digitaljournal.com/pr/2079993
7/25/2014	KPLCTV	MSHDA Investing \$2.5 Million in Blight Removal in Five Michigan Counties	http://www.kplctv.com/story/26113672/mshda-investing-25-million-in-blight-removal-in-five-michigan-counties
7/25/2014	Moody on the Market	NEW MONEY FOR BLIGHT REMOVAL	http://www.moodyonthemarket.com/New-Money-for-Blight-Removal/19516874
7/25/2014	KHQ	MSHDA Investing \$2.5 Million in Blight Removal in Five Michigan Counties	http://www.khq.com/story/26113672/mshda-investing-25-million-in-blight-removal-in-five-michigan-counties
7/25/2014	The Republic	Projects in 5 Michigan counties get share of \$2.5M to fight blight, create senior housing	http://www.therepublic.com/view/story/3baccef3030546f897d89ed379d659fe/MI--Fighting-Blight-Michigan
7/28/2014	Daily Reporter	Projects in 5 Michigan counties get share of \$2.5M to fight blight, create senior housing	http://www.greenfieldreporter.com/view/story/3baccef3030546f897d89ed379d659fe/MI--Fighting-Blight-Michigan

7/28/2014	Grand Rapids Business Journal	State awards \$1.9M for blight, senior housing	http://www.grbj.com/articles/80220-state-awards-19m-for-blight-senior-housing
7/28/2014	The Telegraph	Projects in 5 counties fight blight, boost housing	http://www.macon.com/2014/07/28/3220639/projects-in-5-counties-fight-blight.html
7/29/2014	Lansing State Journal	Ingham County Land Bank to raze 12 homes in Northtown with state grant	http://www.lansingstatejournal.com/article/20140729/NEWS01/307290043/Ingham-County-Land-Bank-raze-12-homes-Northtown-state-grant
8/7/2014	MLive	See those green bicycles? Lansing's bike share program is back, but it's in testing phase	http://www.mlive.com/lansing-news/index.ssf/2014/08/lansing_bike_share_back_but_fa.html
8/13/2014	MLive	EPA investigates Michigan School for the Blind site after complaints asbestos was improperly removed	http://www.mlive.com/lansing-news/index.ssf/2014/08/epa_investigating_lansing-base.html
8/13/2014	LSJ	EPA, state agencies investigating asbestos removal at Lansing site	http://www.lansingstatejournal.com/article/20140813/NEWS07/308130037/EPA-state-agencies-investigating-asbestos-removal-Lansing-site
8/13/2014	WLNS	Federal Investigation Into Asbestos Cleanup At Former School Site	http://www.wlns.com/story/26276148/federal-investigation-into-asbestos-cleanup-at-former-school-site
8/13/2014	WILX	EPA Investigating Asbestos Removal	http://www.wilx.com/home/headlines/EPA-Investigating-Asbestos-Removal-271172331.html
8/14/2014	Mesothelioma Lawyer Center	EPA Starts Asbestos Investigation at a Michigan School	http://www.mesotheliomalawyercenter.org/blog/epa-starts-asbestos-investigation-michigan-school/
8/21/2014	Lansing State Journal	Mason office, apartment project underway downtown; Blighted bldg. to be reconstructed, via Land Bank	http://www.lansingstatejournal.com/article/20140822/INGHAM08/308220038/Mason-office-apartment-project-underway-downtown
8/27/2014	City Pulse	Rocky rollout	http://www.lansingcitypulse.com/lansing/article-10509-rocky-rollout.html
8/28/2014	WKAR	Ingham home auction offers look at local housing economy	http://wkar.org/post/ingham-home-auction-offers-look-local-housing-economy
8/29/2014	Lansing State Journal	A restoration that worked	http://www.lansingstatejournal.com/story/news/local/2014/08/28/restoration-worked/14777037/
8/31/2014	Lansing State Journal	John Krohn: Help urban farmers, one bite at a time	http://www.lansingstatejournal.com/story/opinion/contributors/outlook/2014/08/29/john-krohn-help-urban-farmers-one-bite-time/14806205/
9/3/2014	City Pulse	Land Bank Bulldozers	http://npaper-wehaa.com/citypulse/2014/09/03/#?article=2321436
9/8/2014	FOX 47	Construction begins on Ash Street	http://www.jrn.com/fox47news/news/positively-mi/Construction-begins-on-Ash-Street-

		redevelopment in downtown Mason	redevelopment-in-downtown-Mason-274359781.html
9/8/2014	Washington Times	Lansing restoration project fixes rundown houses	http://www.washingtontimes.com/news/2014/sep/8/lansing-restoration-project-fixes-rundown-houses/?utm_source=RSS_Feed&utm_medium=RSS
9/8/2014	Herald Palladium	Lansing restoration project fixes rundown houses	http://www.heraldpalladium.com/communities/lansing-restoration-project-fixes-rundown-houses/article_e55aa922-e624-537a-a32d-27a13e3b0e14.html
9/12/2014	WILX	AmeriCorps Celebrating 20 Years of Service	http://www.wilx.com/home/headlines/AmeriCorps-Celebrating-20-Years-of-Service-274884161.html
9/11/2014	MLive	AmeriCorps to celebrate its 20th Anniversary in Lansing on Friday	http://www.mlive.com/lansing-news/index.ssf/2014/09/ameri-corps_to_celebrate_its_20.html
9/16/2014	MLive	Gillespie Group's colorful Midtown complex opens on Michigan Avenue in Lansing	http://www.mlive.com/lansing-news/index.ssf/2014/09/gillespie_groups_colorful_midt.html#comments
9/23/2014	FOX 47	Groundbreaking at Former Shopping Guide Building in Downtown Mason	http://www.jrn.com/fox47news/news/positively-mi/Groundbreaking-at-Former-Shopping-Guide-Building-in-Downtown-Mason-276444271.html
9/24/2014	WILX	Mason Brings Civil War-Building Back to Life	http://www.wilx.com/home/headlines/Mason-Brings-Civil-War-Building-Back-to-Life-276854061.html
9/26/2014	LSJ	Mason downtown rehab project praised for cooperation	http://www.lansingstatejournal.com/story/news/local/community/mason/2014/09/26/mason-downtown-rehab-project-praised-cooperation/16257617/

INGHAM COUNTY LAND BANK
ACTIVITY REPORT
July 31, 2014

Property Inventory	Inventory* as of 12/31/2013	Previous Month as of 6/30/2014	Acquired as of 7/31/2014	Rental or Garden as of 7/31/2014	Demolished as of 7/31/2014	Sold as of 7/31/2014	Current Inventory as of 7/31/2014
Structures	359	323	0	0	16	22	321
Rentals	29	29	0	0	0	0	29
Gardens	95	101	0	6	0	0	101
Vacant Land	603	603	1	(6)	16	17	597
Commercial Rental	2	2	0	0	0	0	2
Commercial Vacant	9	9	0	0	0	0	9
Commercial	6	6	0	0	0	3	3
TOTAL(S)	1,103	1,073	1	0	0	42	1,062

*YE Inventory Number changed due to addition of Race St properties in Leslie not included in December 2013 Dashboard

Land Contracts (L/C)	Current L/C as of 7/31/2014
L/C Residential	31
L/C Commercial	2
L/C Total	33

Approved Line of Credit as of 7/31/2014	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 2,875,000.00
Available Balance	\$ 2,125,000.00

For Sale (by Program)	Pending Sales as of 7/31/2014	Sold as of 7/31/2014	Current For Sale as of 7/31/2014
NSP1	1	2	0
NSP2	3	11	12
NSP3	0	3	0
HOME	3	2	4
CDBG	2	0	11
LB	1	4	3
Eden Glen	0	0	15
TOTAL(S)	10	22	45

INGHAM COUNTY LAND BANK
ACTIVITY REPORT
August 31, 2014

Property Inventory	Inventory* as of 12/31/2013	Previous Month as of 7/31/2014	Acquired as of 8/31/2014	Rental or Garden as of 8/31/2014	Demolished as of 8/31/2014	Sold as of 8/31/2014	Current Inventory as of 8/31/2014
Structures	359	321	0	0	24	27	308
Rentals	29	29	0	0	0	0	29
Gardens	95	101	0	7	0	0	102
Vacant Land	603	597	1	(7)	24	18	603
Commercial Rental	2	2	0	1	0	0	3
Commercial Vacant	9	9	0	0	0	0	9
Commercial	6	3	0	(1)	0	3	2
TOTAL(S)	1,103	1,062	1	0	0	48	1,056

*YE Inventory Number changed due to addition of Race St properties in Leslie not included in December 2013 Dashboard

Land Contracts (L/C)	Current L/C as of 8/31/2014
L/C Residential	31
L/C Commercial	2
L/C Total	33

Approved Line of Credit as of 8/31/2014	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 2,875,000.00
Available Balance	\$ 2,125,000.00

For Sale (by Program)	Pending Sales as of 8/31/2014	Sold as of 8/31/2014	Current For Sale as of 8/31/2014
NSP1	0	2	1
NSP2	4	13	10
NSP3	0	4	0
HOME	0	1	3
CDBG	3	2	5
LB	2	5	1
Eden Glen	0	0	15
TOTAL(S)	9	27	35

10/01/14 Garden Dashboard

Total Current Gardens:	79
Total Land Bank Parcels in Use:	112
Available Garden Parcels:	212
New Gardens:	8
Contracts Terminated:	1
People Served:	759 (no update until Nicole's AmeriCorp r

reporting is finalized)

ICLB - For Sale Properties											
Parcel #	Address	LISA	Program	Agent	Org. Listing Date	Listing Exp. Date	Days on Market	Price	Accepted Offer	Close Date	Key Box #
33-01-01-17-258-101	1216 W Ottawa	LISA	NSP-1	Mitch C.	2/4/2013	7/21/2014	604	\$82,900			
33-01-01-17-401-241	1122 W Allegan		NSP-2	Maggie G.	2/29/2012	10/11/2014	945	\$74,500	\$74,500		
33-01-01-22-281-061	1225 Allen	LISA	NSP-2	Joyce W.	3/28/2012	1/9/2015	917	\$59,900			
33-01-01-22-354-051	1715 Bailey	LISA	NSP-2	Mitch C.	2/28/2013	12/26/2014	580	\$63,400			
33-01-01-10-327-021	1142 Camp	LISA	NSP-2	Maggie G.	2/22/2012	12/30/2014	952	\$49,900			
33-01-01-08-380-061	734 Cawood	LISA	NSP-2	Mitch C.	8/22/2011	12/5/2014	1136	\$47,800			
33-01-01-21-377-111	1616 Coleman	LISA	NSP-2	Adriane L.	3/28/2012	11/29/2014	917	\$64,900			
33-01-01-21-460-028	326 Isbell	LISA	NSP-2	Joyce W.	6/22/2012	11/5/2014	831	\$74,500			
33-01-01-08-409-351	1139 W Maple	LISA	NSP-2	Adriane L.	6/25/2012	12/5/2014	828	\$72,000	\$72,000		
33-01-01-21-483-130	548 Norman	LISA	NSP-2	Brian H.	6/21/2012	10/24/2014	832	\$72,900			
33-01-01-10-205-181	1617 Ohio	LISA	NSP-2	Joyce W.	2/24/2012	1/3/2015	950	\$49,900			
33-01-01-15-311-221	916 Prospect		NSP-2	Maggie G.	9/9/2013	1/3/2015	387	\$82,500	\$82,500		
33-01-01-21-329-221	209 Reo Ave.		NSP-2	Brian H.	12/21/2011	8/31/2014	1015	\$74,900	\$74,900	10/3 @ 2PM	
33-01-01-20-131-031	815 Riverview	LISA	NSP-2	Adriane L.	2/12/2013	10/4/2014	596	\$59,900	\$59,900		
33-01-01-31-328-381	3217 Ronald		HOME	Maggie G.	6/24/2014	12/24/2014	99	\$73,000	\$73,000		
33-01-01-27-133-091	2030 Clifton		HOME	Brian H.	9/30/2014	3/31/2015	1	\$77,500	Unfinished		
33-01-01-29-277-061	904 Lenore		HOME	Mitch C.	9/30/2014	3/29/2015	1	\$60,000			
33-01-01-29-201-251	1409 W Mt Hope		HOME	ICLB				\$64,000	\$64,000		
33-01-01-08-332-031	1132 Comfort		HOME	City					Unfinished		
33-01-01-10-181-191	1220 Massachusetts		HOME	City					Unfinished		
33-01-01-33-433-121	636 Julia		HOME	City					Unfinished		
33-01-01-29-232-181	1005 Poxson		CDBG	Joyce W.	7/9/2014	1/9/2015	84	\$75,000	\$75,000		
33-01-01-08-428-291	1017 Princeton		CDBG	Joyce W.	6/2/2014	12/1/2014	121	\$69,000			
33-01-01-17-401-061	1310 W. Allegan		CDBG	Brian H.	5/7/2014	10/1/2014	147	\$87,500			
33-01-01-08-201-141	1310 Greenwood		CDBG	Maggie G.	7/9/2014	1/9/2015	84	\$51,900			
33-01-01-08-176-391	1417 N. Jenison		CDBG	Joyce W.	9/29/2014	3/26/2015	2	\$74,000			
33-01-01-20-132-001	1821 William		CDBG	Adriane L.	9/30/2014	3/24/2015	1	\$71,500			
33-01-01-08-176-201	1600 W. Willow		CDBG	City					Unfinished		
33-01-01-21-427-118	1408 Linval		CDBG	City					Unfinished		
33-01-01-28-453-041	3331 Stabler		CDBG	City					Unfinished		
33-01-01-17-253-071	1314 W. Ionia		CDBG	City					Unfinished		
33-21-01-18-303-037	116 Western Ave.		LB	Mitch C.	7/30/2014	1/30/2015	63	\$82,500	\$82,500		
33-01-01-27-155-158	842 Edison		LB	Brian H.	9/9/2013	1/3/2015	387	\$49,500			
33-01-01-31-126-221	3325 W Holmes		LB	Brian H.	8/5/2013	1/3/2015	422	\$88,500			
33-01-01-15-476-231	1512 E. Kalamazoo		LB						Unfinished		

ICLB - For Sale Properties											
Parcel #	Address	LISA	Program	Agent	Org. Listing Date	Listing Exp. Date	Days on Market	Price	Accepted Offer	Close Date	Key Box #
33-01-05-10-227-041	1738 Maisonette		LB	Adriane L.	1/28/2014	10/25/2014	246	\$51,000			
33-01-05-10-227-076	1703 Maisonette		CDBG	Mitch C.	9/30/2014	3/29/2015	1	\$51,000			
33-01-05-10-227-068	1723 Maisonette		CDBG	Mitch C.	9/30/2014	3/29/2015	1	\$51,000			
33-01-05-10-227-061	1733 Maisonette		CDBG	Brian H.	9/30/2014	3/31/2015	1	\$51,000			
33-01-05-10-227-064	1739 Maisonette		CDBG	Brian H.	9/30/2014	3/31/2015	1	\$51,000			
33-01-05-10-227-078	1707 Maisonette		CDBG	Maggie G.	9/30/2014	3/31/2015	1	\$51,000			
33-01-05-10-227-069	1725 Maisonette		CDBG	Adriane L.	9/30/2014	3/24/2015	1	\$51,000			
33-01-05-10-227-063	1737 Maisonette		CDBG	Adriane L.	9/30/2014	3/24/2015	1	\$51,000			
33-01-05-10-227-053	1745 Maisonette (3 Bdm)		CDBG	Adriane L.	9/30/2014	3/24/2015	1	\$55,000			
33-01-05-10-227-002	6103 Scotmar		CDBG	Maggie G.	9/30/2014	3/31/2015	1	\$51,000			
33-01-05-10-227-022	6143 Scotmar		CDBG	Joyce W.	9/30/2014	3/30/2015	1	\$51,000			
33-01-05-10-227-007	6113 Scotmar		CDBG	Joyce W.	9/30/2014	3/30/2015	1	\$51,000			
33-01-05-10-227-009	6117 Scotmar (3 Bdm)		CDBG	Mitch C.	9/30/2014	3/29/2014	1	\$55,000			
33-01-05-10-227-017	6133 Scotmar		CDBG	Maggie G.	9/30/2014	3/31/2015	1	\$51,000			
Last Updated: 10/1/2014 - R. Van Fossen											

ICLB Showcase - June 15th & 22nd

Parcel #	Address	50% AMI	Program	Agent	Price
33-01-01-21-257-135	1128 S Grand Ave.		CDBG	BH	\$77,000
33-01-01-08-428-291	1017 Princeton		CDBG	Joyce	\$69,000
33-01-01-17-401-241	1122 W Allegan		NSP-2	M. Gerich	\$74,500
33-01-01-22-281-061	1225 Allen	LISA	NSP-2	Joe C.	\$59,900
33-01-01-20-131-031	815 Riverview	LISA	NSP-2	Lau	\$59,900
33-01-05-05-377-171	6042 Valencia		LB	Mitch	\$70,000
33-01-05-10-227-041	1738 Maisonette		EdenGlen	Lau	\$53,500
33-01-05-10-227-009	6117 Scotmar		EdenGlen		

ICLB Vacant Lots Update							
#	Parcel #	Address	Status	Price	Buyer(s) Name	LB Program	Sell: Y/N
Current Inquiries							
1	33-01-01-08-455-291	931 N. MLK	DEMO not yet completed. Won't know if \$ available until late spring.	TBD	Stephan Williams	DEMO	TBD
2	33-01-05-05-151-068	No Street Frontage (Moffitt St.)	Statement of Interest sent to inquirer on 4/4/14	TBD	Rasim Jakic	Garden Prg.	TBD
3	33-01-01-09-156-181	1345 Emerson Street	Statement of Interest sent to inquirer on 4/3/14	TBD	Luther Brown, Sr.	NSP-1	TBD
4	33-01-01-15-451-331	520 Clifford	LB to hold onto until February 2015. Current garden agreement in place.	TBD	Jack Grossman	NSP-2	TBD
5	33-01-01-10-303-181	1115 N. High Street	Statement of Interest sent to inquirer on 5/5/14	TBD	Eduardo Alvarado	NSP-2	TBD
6	33-01-01-19-401-098	Francis Park	Still no response from Mayor Bernero 4/25/14	\$1,274 (FMV)	Virg Bernero	n/a	Y
7	33-01-01-09-430-291	1025 N. Larch Street	Buyer not interested in purchasing lot. Given Garden contact info. 6/3/14	\$2,309 (FMV)	Christopher Wiley	NSP-2	Y
8	33-01-01-22-254-026	McCullough Street	Buyer does not have funds available to purchase at this time 6/19/14	\$1,035 (FMV)	Peters Family (1119 Mc)	n/a	Y
9	33-01-01-31-254-061	3002 Fiedling Drive	Purchase Agreement sent to buyer for consideration 6/26/14	TBD	Lisa & Shaun Smith	DEMO CDBG	TBD
10	33-15-15-15-151-003	3653 Williamston Road (Leslie, MI)	New inquirer reviewing parcel information.	\$10,000.00	Nancy Lawrence	n/a	TBD
11	33-01-01-31-476-051	4801 Ingham Street	Waiting for other adj. property owner to send in Interest App. 9/24/14	TBD	Both adjacent owners	n/a	TBD
12	33-01-01-14-353-161	422 S. Magnolia (Vacant Home)	Broker Price Opinion ordered to assist in determining value. 9/24/14	TBD	Daniel Dutton	n/a	TBD
Pending Sales							
1	33-01-01-08-409-431	v/l 1215 W. Maple Street	Left 3 messages for Buyer to contact LB. 8/18/14	\$1,596 (FMV)	Andrew Garza	NSP-2	Y
2	33-01-01-10-377-031	v/l 832 Johnson Avenue	Purchase Agreement sent to buyer for consideration 9/25/14	\$2,309 (FMV)	Shannon Chambers	NSP-1	Y
3	33-01-01-14-352-061	419 S. Clemens	Buyer working to alleviate current City red tag 9/3/14	TBD	George Jhaheen	DEMO CDBG	Y
4	33-01-01-15-353-021	811 Bement Street	Mr. Addiss to contact ICLB for entry into property. 9/30/14	TBD	John Addiss		Y
5	33-01-01-15-353-011	v/l 809 Bement Street	Mr. Addiss reviewing property information. 9/30/14	TBD	John Addiss		Y
6	33-01-01-09-201-042	115 E. Reasoner	LB hold lot until buyer has aquired adjacent property 6/4/14	TBD	Ryan Lowe	DEM NSP-2	Y
8	33-01-01-29-228-161	2000 Stirling Avenue	Buyer on vacation until early August	\$2,721 (FMV)	Michelle Anis	Demo, CDBG	Y
9	33-01-01-33-151-181	3712 Lowcroft Avenue (Vacant Home)	Purchase Agreement sent to buyer for consideration 9/25/14	3,000	Richard Connick	n/a	Y
10	33-01-01-28-435-211	Paris Avenue	Title Commitment ordered 9/30/14	\$2,605 (FMV)	Jason& Candice Handley	n/a	Y
Sold Lots - 2014							
#	Parcel #	Address	Date Sold	Price	Buyer(s) Name	Program	5/50 Waived?
1	33-01-01-28-226-171	528 E. Mt. Hope	1/21/2014	\$2,134.00	Sue Jensen	n/a	N
2	33-01-01-10-406-271	1207 Maryland Avenue	2/12/2014	\$1,893.00	Jason & Sara Fedewa	NSP-2	N
3	33-01-01-17-228-161	918 W. Genesee Street	3/21/2014	\$2,228.00	Monika Mayer	DEMO	N
4	33-01-01-09-306-101	612 Brook Street	3/28/2014	\$900.00	Renee Brock	DEMO, CDBG	Y
5	33-01-01-09-326-001	v/l W. Willow	4/25/2014	\$1,656.00	Benjamin Shell	n/a	N
6	33-01-01-08-376-301	841 Cawood	5/1/2014	\$1,803.00	Christy Jones	Demo, CDBG	Y
7	33-01-01-08-282-301	1325 Knollwood Avenue	5/27/2014	\$2,799.00	Virginia Winton	Demo, NSP-2	Y
8	33-01-05-05-151-140	v/l Hughes Road	6/3/2014	\$2,500.00	Tou Xiong	n/a	Y
9	33-01-01-21-480-100	1722 Linval	6/4/2014	\$3,128.00	Bobby Joy	NSP-2	Y
10	33-01-01-10-476-051	812 Cleveland	6/11/2014	\$2,381.00	Katherine Lalone	NSP-2	N
11	33-01-01-14-379-031	513 S. Francis Avenue	First 1/2 sold on 6/20/14	\$828.00	Alice Cuellar	Demo, CDBG	N
12	33-01-05-03-101-141	835 Armstrong	6/24/2014	\$5,198.00	Edward Davis	DEMO CDBG	Y
13	33-01-01-09-304-091	v/l W. Maple Street	7/3/2014	\$1,443.00	St. Andrew's AME Church	n/a	N
14	33-01-01-14-379-031	513 S. Francis Avenue	Second 1/2 sold on 7/9/2014	\$828.00	Cleo Lloyd	Demo, CDBG	Y
15	33-19-10-08-201-007	509 W. Columbia (Vacant Home)	7/9/2014	\$9,000.00	Scott Karkou	n/a	N
16	33-01-01-21-481-010	1711 Linval	7/14/2014	\$3,565.00	Lucie McClees	n/a	Y
17	33-01-01-05-330-221	1515 Downey Street	7/17/2014	\$2,958.00	Sandra McCallum	DEMO CDBG	Y
18	33-01-01-05-301-311	v/l N. Grand River	7/21/2014	\$1,000.00	George Noirot	n/a	Y
19	33-01-01-15-356-011	607 S Hosmer	7/24/2014	\$526.00	Sherry Bradshaw	NSP-2	Y
20	33-01-01-09-226-091	1917 Polly	7/29/2014	\$1,841.00	Dan VanAcker	Demo, NSP-2	N
21	33-01-01-22-206-031	1013 Bensch Street	8/28/2014	\$2,165.00	George Martinez	NSP-1	N
22	33-20-01-01-404-040	615 W. Lake Lansing (Vacant Home)	Buyer signed 12-month reverter clause. 8/29/2014	\$8,000.00	Joan Jackson Johnson	n/a	N
23	33-01-01-15-303-131	112 S. Eighth St. (Vacant Home)	Buyer to demolish home for parking. 9/11/2014	\$2,886.00	Gorsline Funeral Hme.	n/a	N
24	33-01-01-03-376-101	2212 N. High (Vacant Home)	Buyer signed 12-month reverter clause. 9/12/2014	\$2,554.00	Robert Hitchcok	n/a	N
Updated (2014 sales goal 20 lots):			10/1/2014 - R. Van Fossen				

User: JEFF

CHECK DATE FROM 07/01/2014 - 07/31/2014

DB: Iclb

Check Date	Check	Vendor Name	Amount
Bank GEN			
07/02/2014	10973	SECOND CHANCE EMPLOYMENT	960.00
07/16/2014	10974	BOARD OF WATER & LIGHT	303.45
07/16/2014	10975	BOARD OF WATER & LIGHT	582.77
07/16/2014	10976	BOARD OF WATER & LIGHT	715.85
07/16/2014	10977	BOARD OF WATER & LIGHT	231.94
07/16/2014	10978	CONSUMERS ENERGY	157.50
07/16/2014	10979	CONSUMERS ENERGY	233.96
07/16/2014	10980	CONSUMERS ENERGY	204.04
07/16/2014	10981	CONSUMERS ENERGY	196.37
07/16/2014	10982	CITY OF MASON	21.32
07/16/2014	10983	CITY OF LESLIE	1,045.11
07/16/2014	10984	CHARTER TOWNSHIP OF LANSING	28.78
07/16/2014	10985	COMCAST	166.45
07/16/2014	10986	FOX BROTHERS COMPANY	3,331.29
07/16/2014	10987	GRANGER CONTAINER SERVICE	364.81
07/16/2014	10988	GRANGER LANDSCAPE SUPPLY	213.50
07/16/2014	10989	TOSHIBA FINANCIAL SERVICES	197.86
07/16/2014	10990	RENTAL PROPERTY OWNERS ASSOCIATION	90.00
07/16/2014	10991	LUKE ANTHONY PHOTOGRAPHY	225.00
07/16/2014	10992	SC SERVICES ENVIRONMENTAL	12,000.00
07/16/2014	10993	MANNIK SMITH GROUP	11,606.96
07/16/2014	10994	H.C. BERGER COMPANY	142.44
07/16/2014	10995	HASSELBRING CLARK CO	238.64
07/16/2014	10996	GREATER LANSING HOUSING COALITION	5,883.68
07/16/2014	10997	MOLENAAR & ASSOCIATES, INC	975.00
07/16/2014	10998	PAM BLAIR	240.00
07/16/2014	10999	LANSING ICE & FUEL	559.98
07/16/2014	11000	DBI BUSINESS INTERIORS	199.89
07/16/2014	11001	W.F. BOHNET ELECTRIC CO	8,175.38
07/16/2014	11002	COMMERCIAL CLEANING	2,427.60
07/16/2014	11003	METRO DEVELOPMENT CORP.	4,764.00
07/16/2014	11004	BWB CLEANING	1,260.36
07/16/2014	11005	BAKER BUILDERS, INC	100.00
07/16/2014	11006	J & J HARDWOODS, INC.	675.00
07/16/2014	11007	VET'S ACE HARDWARE	51.97
07/16/2014	11008	THE SHERWIN-WILLIAMS CO.	619.14
07/16/2014	11009	KEHREN CONSTRUCTION, LLC	595.00
07/16/2014	11010	HOLDERS HEATING & AIR	125.00
07/16/2014	11011	TRITERRA	10,800.00
07/16/2014	11012	NORSHORE BUILDING INC	1,221.53
07/16/2014	11013	MARK WOODMAN PLUMBING & HEATING	300.00
07/16/2014	11014	WES STEFFEN PLUMBING	550.00
07/16/2014	11015	B-DRY SYSTEM	1,980.00
07/16/2014	11016	KEYSTONE MILLBROOK	1,512.33
07/16/2014	11017	CITY PULSE	1,300.32
07/16/2014	11018	PIPER & GOLD PUBLIC RELATIONS	6,975.00
07/16/2014	11019	MPC CASH-WAY LUMBER	2,804.77
07/16/2014	11020	CAPITOL CITY PLUMBING	390.50
07/16/2014	11021	UNIVERSITY OF MASSACHUSETTS	25.00
07/16/2014	11022	HAMMOND FARMS LANDSCAPE SUPPLY INC	408.25
07/16/2014	11023	AMERICAN RENTALS INC.	218.00
07/16/2014	11024	MYERS PLUMBING & HEATING, INC	146.00
07/16/2014	11025	HOME MANAGEMENT COMPANY LLC	219.97
07/16/2014	11026	SIVYER EXCAVATION, INC	8,400.00
07/16/2014	11027	POWERWASH PLUS OF MICHIGAN, LLC	425.00
07/16/2014	11028	AFFORDABLE DOORS	674.00
07/16/2014	11029	OVERHEAD DOOR OF LANSING	5,549.00
07/16/2014	11030	INGHAM CONSERVATION DISTRICT	762.50
07/16/2014	11031	KWIK REPO INC	39,395.00
07/16/2014	11032	THE DELTA INSTITUTE	323.94
07/16/2014	11033	LJ TRUMBLE BUILDERS	3,375.00
07/16/2014	11034	ALL STAR SNOW REMOVAL	3,180.00
07/16/2014	11035	FRITZY'S LAWN & SNOW	5,480.00
07/16/2014	11036	MCKISSIC CONSTRUCTION	1,635.00
07/16/2014	11037	SCHUMACHER'S FOUR SEASONS	4,350.00
07/16/2014	11038	NORTHWEST INITIATIVE	1,785.00
07/16/2014	11039	MOW MASTER	2,685.00
07/16/2014	11040	SECOND CHANCE EMPLOYMENT	2,655.00
07/16/2014	11041	INGHAM COUNTY TREASURER	11,205.71
07/16/2014	11042	AMO INSPECTIONS & APPRAISALS	2,640.00
07/16/2014	11043	CHRISTOPHER KOLBE	300.00
07/16/2014	11044	JOHN KROHN	556.78
07/16/2014	11045	DENNIS GRAHAM	254.88
07/16/2014	11046	JOSEPH G BONSALE	331.20

GEN TOTALS:

Total of 74 Checks:
Less 0 Void Checks:

184,724.72
0.00

09/29/2014 02:13 PM
User: JEFF
DB: Iclb

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 07/01/2014 - 07/31/2014

Page: 2/2

Check Date	Check	Vendor Name	Amount
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Total of 74 Disbursements:

184,724.72

User: JEFF

CHECK DATE FROM 08/01/2014 - 08/31/2014

DB: Iclb

Check Date	Check	Vendor Name	Amount
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08/01/2014	11047	BOARD OF WATER & LIGHT	751.39
08/01/2014	11048	BOARD OF WATER & LIGHT	406.79
08/01/2014	11049	CONSUMERS ENERGY	154.22
08/01/2014	11050	CONSUMERS ENERGY	1,400.00
08/01/2014	11051	DELHI TOWNSHIP	62.30
08/01/2014	11052	AT & T	226.76
08/01/2014	11053	VERIZON WIRELESS	170.97
08/01/2014	11054	SEARS COMMERCIAL ONE	1,600.00
08/01/2014	11055	HOME DEPOT CREDIT SERVICES	119.25
08/01/2014	11056	CAPITAL ONE COMMERCIAL	748.30
08/01/2014	11057	SIVYER EXCAVATION, INC	7,030.00
08/01/2014	11058	DON PLANTZ CONCRETE	1,300.00
08/01/2014	11059	NORSHORE BUILDING INC	5,684.00
08/01/2014	11060	J & J HARDWOODS, INC.	3,075.00
08/01/2014	11061	BWB CLEANING	890.88
08/01/2014	11062	W.F. BOHNET ELECTRIC CO	211.38
08/01/2014	11063	J & M HAULING	1,150.00
08/01/2014	11064	MICHIGAN PLUMBING	288.00
08/01/2014	11065	K&T ELECTRIC	80.00
08/01/2014	11066	HOLDERS HEATING & AIR	225.00
08/01/2014	11067	MOTION PUBLICATIONS, INC	400.00
08/01/2014	11068	CAM MAGAZINE	240.00
08/01/2014	11069	S L BERRY LLC	1,325.00
08/01/2014	11070	BERRY BUILDERS LLC	4,179.10
08/01/2014	11071	GUILFORD SEAMLESS EAVESTROUGH	747.00
08/01/2014	11072	DISCOUNT ONE HOUR SIGNS, INC	1,980.00
08/01/2014	11073	MIDWEST POWER EQUIPMENT	14.99
08/01/2014	11074	INGHAM COUNTY HEALTH DEPARTMENT	6,167.00
08/01/2014	11075	PIPER & GOLD PUBLIC RELATIONS	5,084.90
08/01/2014	11076	RIZZI DESIGNS	2,137.95
08/01/2014	11077	STR.GRANTS, L.L.C.	5,099.40
08/01/2014	11078	KUNTZSCH BUSINESS SERVICES INC	5,375.00
08/01/2014	11079	COHL, STOKER & TOSKEY, P.C.	1,289.91
08/01/2014	11080	DBI BUSINESS INTERIORS	111.23
08/01/2014	11081	GREATER LANSING HOUSING COALITION	1,542.49
08/01/2014	11082	KELLEY APPRAISAL COMPANY	650.00
08/01/2014	11083	PURCHASE POWER	219.19
08/01/2014	11084	SECOND CHANCE EMPLOYMENT	1,875.00
08/01/2014	11085	MCKISSIC CONSTRUCTION	1,635.00
08/01/2014	11086	FRITZY'S LAWN & SNOW	1,955.00
08/01/2014	11087	SCHUMACHER'S FOUR SEASONS	3,420.00
08/01/2014	11088	INTEGRITY LAWN MAINTENANCE	3,555.00
08/01/2014	11089	EDEN GLEN CONDO ASSOCIATION	12,945.00
08/01/2014	11090	EDEN GLEN CONDO ASSOCIATION	46,462.32
08/01/2014	11091	DELHI TOWNSHIP	581.66
08/01/2014	11092	CHARTER TOWNSHIP OF LANSING	1,144.00
08/01/2014	11093	LANSING CITY TREASURER	36,221.19
08/01/2014	11094	CALANDRA B JONES	172.50
08/01/2014	11095	INGHAM COUNTY TREASURER	11,205.69
08/01/2014	11096	AMO INSPECTIONS & APPRAISALS	1,760.00
08/01/2014	11097	ROXANNE CASE	51.52
08/01/2014	11098	DENNIS GRAHAM	624.02
08/01/2014	11099	LINDA HORAK	406.19
08/01/2014	11100	RAWLEY VAN FOSSEN	86.24
08/01/2014	11101	MICH STATE HOUSING DEV AUTHORITY	1,355.60
08/01/2014	11102	MICH STATE HOUSING DEV AUTHORITY	57,664.08
08/01/2014	11103	BESCO WATER TREATMENT, INC.	92.05
08/01/2014	11104	MCKISSIC CONSTRUCTION	11,400.00
08/12/2014	11105	BOARD OF WATER & LIGHT	1,268.97
08/12/2014	11106	CONSUMERS ENERGY	413.06
08/12/2014	11107	CONSUMERS ENERGY	176.68
08/12/2014	11108	CONSUMERS ENERGY	40.87
08/12/2014	11109	CHARTER TOWNSHIP OF LANSING	27.60
08/12/2014	11110	FOX BROTHERS COMPANY	939.72
08/12/2014	11111	AMERICAN MODERN SELECT INSURANCE CO	591.00
08/12/2014	11112	MAC CONTRACTING	61,000.00
08/12/2014	11113	3411 E MICHIGAN AVENUE, LLC	302,444.50
08/12/2014	11114	KEBS, INC.	5,600.00
08/12/2014	11115	H.C. BERGER COMPANY	142.44
08/12/2014	11116	LANSING ICE & FUEL	371.19
08/12/2014	11117	ETC	490.00
08/12/2014	11118	HASSELBRING CLARK CO	216.74
08/12/2014	11119	CITY PULSE	314.00
08/12/2014	11120	BWB CLEANING	263.20
08/12/2014	11121	OVERHEAD DOOR OF LANSING	385.00
08/12/2014	11122	MARK WOODMAN PLUMBING & HEATING	4,122.50
08/12/2014	11123	J & J HARDWOODS, INC.	890.00
08/12/2014	11124	COMMERCIAL CLEANING	436.08

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08/12/2014	11125	FLOORING AMERICA CARPET STUDIO	227.82	
08/12/2014	11126	HAZEN LUMBER, INC.	813.63	
08/12/2014	11127	MPG CASH-WAY LUMBER	229.35	
08/12/2014	11128	MYERS PLUMBING & HEATING, INC	343.00	
08/12/2014	11129	AMERICAN RENTALS INC.	218.00	
08/12/2014	11130	DBI BUSINESS INTERIORS	43.69	
08/12/2014	11131	PRECISION PIPING LLC	4,087.50	
08/12/2014	11132	VET'S ACE HARDWARE	51.71	
08/12/2014	11133	PAM BLAIR	300.00	
08/12/2014	11134	MCKISSIC CONSTRUCTION	14,819.00	
08/12/2014	11135	NORTHWEST INITIATIVE	3,285.00	
08/12/2014	11136	ALL STAR SNOW REMOVAL	1,680.00	
08/12/2014	11137	FRITZY'S LAWN & SNOW	1,855.00	
08/12/2014	11138	SECOND CHANCE EMPLOYMENT	1,320.00	
08/12/2014	11139	AMO INSPECTIONS & APPRAISALS	1,970.00	
08/12/2014	11140	JOSEPH G BONSALE	41.40	
08/12/2014	11141	CALANDRA B JONES	400.00	
08/12/2014	11142	LANSING CITY TREASURER	10,963.99	
08/12/2014	11143	MICH STATE HOUSING DEV AUTHORITY	21,312.69	
08/13/2014	11144	EDEN GLEN CONDO ASSOCIATION	1,098.51	
08/28/2014	11145	BOARD OF WATER & LIGHT	602.82	V
08/28/2014	11146	BOARD OF WATER & LIGHT	294.67	V
08/28/2014	11147	BOARD OF WATER & LIGHT	640.68	V
08/28/2014	11148	BOARD OF WATER & LIGHT	602.82	
08/28/2014	11149	BOARD OF WATER & LIGHT	294.67	
08/28/2014	11150	BOARD OF WATER & LIGHT	640.68	
08/28/2014	11151	BOARD OF WATER & LIGHT	739.36	
08/28/2014	11152	BOARD OF WATER & LIGHT	154.12	
08/28/2014	11153	BOARD OF WATER & LIGHT	550.00	
08/28/2014	11154	CONSUMERS ENERGY	238.24	
08/28/2014	11155	CONSUMERS ENERGY	158.11	
08/28/2014	11156	CONSUMERS ENERGY	36.18	
08/28/2014	11157	MERIDIAN CHARTER TOWNSHIP	4.20	
08/28/2014	11158	DELHI TOWNSHIP	62.30	
08/28/2014	11159	COMCAST	156.95	
08/28/2014	11160	AT & T	226.67	
08/28/2014	11161	HOME DEPOT CREDIT SERVICES	88.08	
08/28/2014	11162	CAPITAL ONE COMMERCIAL	19.45	
08/28/2014	11163	VERIZON WIRELESS	238.61	
08/28/2014	11164	TOSHIBA FINANCIAL SERVICES	368.78	
08/28/2014	11165	SEARS COMMERCIAL ONE	3,197.78	
08/28/2014	11166	ADT SECURITY SERVICES, INC	166.61	
08/28/2014	11167	COLLEEN SYNK	70.00	
08/28/2014	11168	DBI BUSINESS INTERIORS	183.72	
08/28/2014	11169	PURCHASE POWER	34.70	
08/28/2014	11170	COHL, STOKER & TOSKEY, P.C.	1,893.72	
08/28/2014	11171	INGHAM COUNTY REGISTER OF DEEDS	17.00	
08/28/2014	11172	GREATER LANSING HOUSING COALITION	1,542.49	
08/28/2014	11173	RIZZI DESIGNS	2,137.95	
08/28/2014	11174	MICHIGAN BULLETIN	252.00	
08/28/2014	11175	DISCOUNT ONE HOUR SIGNS, INC	1,800.00	
08/28/2014	11176	UNIVERSITY OF MASSACHUSETTS	100.00	
08/28/2014	11177	EIKENHOUT, INC.	64.51	
08/28/2014	11178	KWIK REPO INC	12,800.00	
08/28/2014	11179	BWB CLEANING	491.76	
08/28/2014	11180	COMMERCIAL CLEANING	456.00	
08/28/2014	11181	OVERHEAD DOOR OF LANSING	1,111.17	
08/28/2014	11182	J & J HARDWOODS, INC.	245.00	
08/28/2014	11183	MIDWEST POWER EQUIPMENT	24.79	
08/28/2014	11184	DICK CORTRIGHT	10,392.00	
08/28/2014	11185	GRANGER CONTAINER SERVICE	630.00	
08/28/2014	11186	METRO DEVELOPMENT CORP.	84,752.00	
08/28/2014	11187	BROOKSIDE INTERIORS LLC	400.00	
08/28/2014	11188	PIPER & GOLD PUBLIC RELATIONS	4,684.95	
08/28/2014	11189	ZERO DAY	12,492.50	
08/28/2014	11190	CENTER FOR FINANCIAL HEALTH	1,500.00	
08/28/2014	11191	ALL STAR SNOW REMOVAL	3,150.00	
08/28/2014	11192	LJ TRUMBLE BUILDERS	3,195.00	
08/28/2014	11193	NORTHWEST INITIATIVE	1,800.00	
08/28/2014	11194	SECOND CHANCE EMPLOYMENT	795.00	
08/28/2014	11195	MCKISSIC CONSTRUCTION	1,575.00	
08/28/2014	11196	MOW MASTER	3,045.00	
08/28/2014	11197	Void	0.00	V
08/28/2014	11198	Void	0.00	V
08/28/2014	11199	Void	0.00	V
08/28/2014	11200	INTEGRITY LAWN MAINTENANCE	3,240.00	
08/28/2014	11201	AMO INSPECTIONS & APPRAISALS	1,540.00	
08/28/2014	11202	JOHN KROHN	760.72	
08/28/2014	11203	LYDIA KRAMER	114.11	
08/28/2014	11204	LINDA HORAK	153.44	
08/28/2014	11205	DENNIS GRAHAM	267.18	

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Check Date	Check	Vendor Name	Amount
08/28/2014	11206	INGHAM COUNTY TREASURER	11,205.69
08/28/2014	11207	CALANDRA B JONES	400.00
08/28/2014	11208	MICH STATE HOUSING DEV AUTHORITY	785.00
08/28/2014	11209	EDEN GLEN CONDO ASSOCIATION	53,003.58 V
08/28/2014	11210	EDEN GLEN CONDO ASSOCIATION	6,340.00 V

GEN TOTALS:

Total of 164 Checks:	940,871.06
Less 8 Void Checks:	60,881.75
Total of 156 Disbursements:	879,989.31

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Check Date	Check	Vendor Name	Amount
Bank GEN			
09/02/2014	11211	EDEN GLEN CONDO ASSOCIATION	53,003.58
09/02/2014	11212	EDEN GLEN CONDO ASSOCIATION	6,340.00
09/02/2014	11213	SECOND CHANCE EMPLOYMENT	1,005.00
09/02/2014	11214	STATE OF MICHIGAN	80.00
09/12/2014	11215	BOARD OF WATER & LIGHT	2,431.06
09/12/2014	11216	CONSUMERS ENERGY	212.86
09/12/2014	11217	CONSUMERS ENERGY	185.02
09/12/2014	11218	CONSUMERS ENERGY	175.28
09/12/2014	11219	CONSUMERS ENERGY	59.98
09/12/2014	11220	CHARTER TOWNSHIP OF LANSING	26.45
09/12/2014	11221	TOSHIBA FINANCIAL SERVICES	197.86
09/12/2014	11222	FOX BROTHERS COMPANY	361.00
09/12/2014	11223	MICHIGAN MUNICIPAL RISK MANAGEMENT	12,453.50
09/12/2014	11224	BESCO WATER TREATMENT, INC.	90.00
09/12/2014	11225	HASSELBRING CLARK CO	164.66
09/12/2014	11226	PAM BLAIR	240.00
09/12/2014	11227	DBI BUSINESS INTERIORS	291.85
09/12/2014	11228	CITY PULSE	299.00
09/12/2014	11229	AMERICAN RENTALS INC.	218.00
09/12/2014	11230	MOLENAAR & ASSOCIATES, INC	325.00
09/12/2014	11231	INGHAM COUNTY HOUSING COMMISSION	4,843.15
09/12/2014	11232	H.C. BERGER COMPANY	142.44
09/12/2014	11233	TRITERRA	22,160.00
09/12/2014	11234	LANSING ICE & FUEL	545.70
09/12/2014	11235	KEBS, INC.	1,500.00
09/12/2014	11236	DICK CORTRIGHT	502.00
09/12/2014	11237	METRO DEVELOPMENT CORP.	20,352.00
09/12/2014	11238	HABITAT FOR HUMANITY	1,604.50
09/12/2014	11239	BWB CLEANING	505.44
09/12/2014	11240	RED CEDAR CONSULTING, LLC	3,710.00
09/12/2014	11241	NORSHORE BUILDING INC	7,552.66
09/12/2014	11242	COHL, STOKER & TOSKEY, P.C.	2,842.21
09/12/2014	11243	KUNTZSCH BUSINESS SERVICES INC	3,234.99
09/12/2014	11244	FLOORING AMERICA CARPET STUDIO	671.48
09/12/2014	11245	MICHIGAN ENERGY OPTIONS	300.00
09/12/2014	11246	LAFONTAINE FORD, INC	1,275.74
09/12/2014	11247	HAZEN LUMBER, INC.	44.95
09/12/2014	11248	GRANGER LANDSCAPE SUPPLY	61.50
09/12/2014	11249	EIKENHOUT, INC.	13.00
09/12/2014	11250	COMMERCIAL CLEANING	1,658.66
09/12/2014	11251	SC SERVICES ENVIRONMENTAL	46,460.00
09/12/2014	11252	MICHIGAN DEMOLITION & EXCAVATION	17,880.00
09/12/2014	11253	KWIK REPO INC	21,550.00
09/12/2014	11254	SOUTH LANSING CDA	500.00
09/12/2014	11255	OETZEL-HARTMAN GROUP	3,000.00
09/12/2014	11256	ALL STAR SNOW REMOVAL	75.00
09/12/2014	11257	LJ TRUMBLE BUILDERS	990.00
09/12/2014	11258	SCHUMACHER'S FOUR SEASONS	7,605.00
09/12/2014	11259	MCKISSIC CONSTRUCTION	1,575.00
09/12/2014	11260	SECOND CHANCE EMPLOYMENT	1,785.00
09/12/2014	11261	FRITZY'S LAWN & SNOW	3,680.00
09/12/2014	11262	INTEGRITY LAWN MAINTENANCE	1,620.00
09/12/2014	11263	AMO INSPECTIONS & APPRAISALS	1,850.00
09/12/2014	11264	CALANDRA B JONES	400.00
09/12/2014	11265	ROXANNE CASE	85.26
09/12/2014	11266	DENNIS GRAHAM	295.12
09/12/2014	11267	RAWLEY VAN FOSSEN	87.08
09/12/2014	11268	INGHAM COUNTY TREASURER	15,470.44
09/16/2014	11269	CAPITAL FUND TITLE SERVICES, LLC	550.00
09/22/2014	11270	ASH STREET REDEVELOPMENT, LLC	97,526.31
09/25/2014	11271	BOARD OF WATER & LIGHT	906.11
09/25/2014	11272	BOARD OF WATER & LIGHT	327.57
09/25/2014	11273	BOARD OF WATER & LIGHT	575.54
09/25/2014	11274	BOARD OF WATER & LIGHT	323.93
09/25/2014	11275	CONSUMERS ENERGY	200.28
09/25/2014	11276	DELHI TOWNSHIP	62.30
09/25/2014	11277	CAPITAL ONE COMMERCIAL	100.55
09/25/2014	11278	HOME DEPOT CREDIT SERVICES	651.09
09/25/2014	11279	VERIZON WIRELESS	180.88
09/25/2014	11280	CITY OF LANSING, C.A.R.T.	46.00
09/25/2014	11281	GRANGER CONTAINER SERVICE	184.94
09/25/2014	11282	COMCAST	172.40
09/25/2014	11283	AT & T	226.67
09/25/2014	11284	BWB CLEANING	1,206.10
09/25/2014	11285	OLD TOWN COMMERCIAL ASSOCIATION	250.00
09/25/2014	11286	DISCOUNT ONE HOUR SIGNS, INC	1,073.25
09/25/2014	11287	GREATER LANSING ASSOCIATION OF REAL	300.00
09/25/2014	11288	DBI BUSINESS INTERIORS	241.19

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Check Date	Check	Vendor Name	Amount
09/25/2014	11289	CITY PULSE	92.70
09/25/2014	11290	GREATER LANSING HOUSING COALITION	1,542.49
09/25/2014	11291	RIZZI DESIGNS	2,137.95
09/25/2014	11292	PIPER & GOLD PUBLIC RELATIONS	4,724.95
09/25/2014	11293	MOLENAAR & ASSOCIATES, INC	550.00
09/25/2014	11294	KWIK REPO INC	3,550.00
09/25/2014	11295	ETC	895.70
09/25/2014	11296	ROYAL PAINT COMPANY	9,450.00
09/25/2014	11297	METRO DEVELOPMENT CORP.	15,386.00
09/25/2014	11298	AMO INSPECTIONS & APPRAISALS	1,580.00
09/25/2014	11299	MCKISSIC CONSTRUCTION	5,693.00
09/25/2014	11300	SECOND CHANCE EMPLOYMENT	1,695.00
09/25/2014	11301	ALL STAR SNOW REMOVAL	1,500.00
09/25/2014	11302	MOW MASTER	2,175.00
09/25/2014	11303	LJ TRUMBLE BUILDERS	990.00
09/25/2014	11304	NORTHWEST INITIATIVE	3,255.00
09/25/2014	11305	ROXANNE CASE	1,126.33
09/25/2014	11306	DENNIS GRAHAM	256.48
09/25/2014	11307	LINDA HORAK	459.13
09/25/2014	11308	LYDIA KRAMER	17.92
09/25/2014	11309	JOSEPH G BONSALE	261.67
09/25/2014	11310	54-B DISTRICT COURT	684.00
09/25/2014	11311	MICH STATE HOUSING DEV AUTHORITY	49,468.00
09/25/2014	11312	EDEN GLEN CONDO ASSOCIATION	6,170.00 V
09/25/2014	11313	EDEN GLEN CONDO ASSOCIATION	46,487.22 V

GEN TOTALS:

Total of 103 Checks:	541,842.07
Less 2 Void Checks:	52,657.22
Total of 101 Disbursements:	489,184.85

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
AUGUST 31, 2014

Assets	
Cash	\$ 142,891.98
Accounts Receivable	\$ 1,372.52
Land Contract Receivable	\$ 1,530,672.38
Land Contract Interest Receivable	\$ 46,054.03
Land Contract Escrow	\$ 30,447.41
Notes Receivable	\$ -
Specific Tax Receivable	\$ (5,878.28)
Payroll	\$ -
Employer Tax Liability CDBG	\$ -
Specific Tax Receivable - Prior Year	\$ 27,240.69
OCOF Nonprofit Receivable	\$ 5,322.68
Ingham County Receivable	\$ 8,676.90
Lansing City Receivable - General	\$ 5,827.89
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ -
NSP 3 Lansing City Receivable	\$ 85.00
NSP County Receivable	\$ -
NSP 2 Receivable	\$ -
HOME Lansing City Receivable	\$ 27,000.00
Michigan Blight Elimination Rec	\$ (61,000.00)
Brownfield Rec	\$ -
Due from other funds	\$ -
Inventory - NSP2	\$ -
Inventory	\$ 4,554,622.06
Total Assets	\$ 6,313,335.26

Liabilities	
Accounts Payable	\$ 76,328.58
Notes Payable - PNC Bank	\$ 2,875,000.00
Due to MSHDA - NSP 2	\$ -
Due to Ingham County	\$ 907,697.23
Due to MSHDA	\$ 49,468.29
Due to City of Lansing	\$ -
Due from other funds	\$ -
Rental Deposit	\$ 11,900.00
Good Faith Deposits	\$ 1,510.00
Land Contract Escrow	\$ (7,552.99)
Deferred Revenue	\$ -
Total Liabilities	\$ 3,914,351.11

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
AUGUST 31, 2014

Retained Earnings	\$ 1,814,627.22
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Total Net Assets	\$ 584,356.93
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INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
AUGUST 31, 2014

Revenues	
Property Sales	\$ 643,575.65
NSP 1 City of Lansing Revenue	\$ -
NSP 3 City of Lansing Revenue	\$ 17,191.95
HOME City of Lansing Revenue	\$ 123,546.54
HOME Sale Proceeds Revenue	\$ 158,095.27
Lansing Reinvestment Revenue	\$ 314,604.66
NSP 2 MSHDA Revenue	\$ 197,447.89
NSP 2 MSHDA Admin Revenue	\$ -
NSP 2 Program Income	\$ -
NSP 2 General Revenue	\$ -
NSP County Revenue	\$ -
CDBG Lansing Demo Revenue	\$ 130,127.97
Brownfield Revenue	\$ 470,216.64
Michigan Blight Elimination Rev	\$ 71,953.40
Interest Income	\$ 101,382.13
Developer Fee Revenue	\$ 39,709.76
Rental Income	\$ 150,328.86
Garden Program Revenue	\$ 7,214.42
Late Fee Revenue	\$ 2,161.00
Purchase Option Fee Revenue	\$ -
Miscellaneous Revenue	\$ 20.09
Donation	\$ 142.25
Property Maintenance Revenue	\$ 750.00
CDBG Revenue - Lansing Rehab	\$ 571,312.88
Ingham County Allocation	\$ 400,000.00
Total Revenues	\$ 3,399,781.36

Operating Expenses	
Costs of Projects	\$ 922,273.84
Supplies	\$ 4,939.08
Audit Fee	\$ 16,200.00
Communication	\$ 3,978.00
Security	\$ 416.54
Memberships	\$ 565.00
Rental	\$ 24,959.71
Equipment - Small Purchase	\$ 27.87
Vehicle Expense	\$ 3,296.53
Postage	\$ 1,201.62
Media	\$ 15,508.93
Consultants	\$ 35,782.39
Bank Fee	\$ 515.01

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
AUGUST 31, 2014

Operating Expenses Continued

Legal	\$ 9,864.32
Contractual Services	\$ 16,325.49
Software	\$ 12,116.40
Travel	\$ 1,334.48
Conferences	\$ 2,105.00
Payroll Reimbursement	\$ 244,542.13
Americorp Member	\$ 8,146.00
Interior Staging	\$ -
Insurance Property	\$ (4,961.00)
Employer Tax Liability	\$ 14,036.11
Payroll Service	\$ 1,523.88
Workers Compensaton	\$ 5,463.50
Utilities	\$ 684.78
Building Maintenance	\$ 7,705.67
Lawn and Snow	\$ 949.23
Land Contract Default	\$ 39,424.85
Garden Program	\$ 39,570.68
Bicycle Share	\$ -
Rental Expense	\$ 91,806.78
Brownfield Debt Expense	\$ -
HOME Lansing City	\$ 218,594.94
Community Development Projects	\$ 12,411.87
Interest Expenses	\$ 18,117.34
Cristo Rey Community Center Exp	\$ -
NSP 1 Lansing City	\$ 36,685.49
NSP Ingham County	\$ 21.89
NSP 2	\$ 199,899.21
NSP 2 Program Income Expense	\$ -
NSP 3	\$ 35,387.28
CDBG Lansing Demo	\$ 137,383.64
CDBG County	\$ 4.44
CDBG Lansing Rehab	\$ 439,753.47
CDBG City Technical Assistance	\$ 1,286.94
Worthington Place - Leslie	\$ 19,575.10
Blight Elimination	\$ 176,000.00
Total Operating Expenses	\$ 2,815,424.43

Total Net Assets, end of period	\$ 584,356.93
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