

PUBLIC NOTICE

Chair
ERIC SCHERTZING
Vice-Chair
KARA HOPE

Appointed Members
DEB NOLAN, Treasurer
BRIAN McGRAIN, Secretary
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, DECEMBER 1, 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 – November 3, 2014

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. 2015 Meeting Schedule
 - a. Motion to approve 2015 meeting schedule
3. Resolution to approve the sale of the vacant lot at 404 N. Sycamore to the adjacent property owner
4. Resolution to accept NSP 2 Program Income Round 1 grant from MSHDA for the demolition of 12 single-family structures in Lansing's Northtown neighborhood
5. ICLBA Public Relations – Update item
6. Property maintenance, renovation & development
 - a. Residential Property Update-Dashboard
 - b. Garden Program Update – Dashboard
 - c. Completed and Pending Sales
 - d. General legal update- Counsel
7. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – November 2014
 - b. Monthly Statement – October 2014
8. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment

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

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

November 3, 2014
Minutes

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

Members Absent: None

Others Present: Jeff Burdick, Tim Perrone, Stephan Williams

The meeting was called to order by Chairperson Schertzing at 5:03 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the October 6, 2014 Minutes

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE OCTOBER 6, 2014 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Bahar-Cook

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update
1112 Prospect Park project with Sparrow

Executive Director Burdick updated the board on the status of this project. The Sparrow Board has approved funding for the demolition and playground equipment. Staff from the two organizations will now begin working out a specific plan and timeline.

2. Resolution to approve the sale of 1808 Pierce Road to Stephan Williams, who intends to renovate the house and use it as a rental property

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE SALE OF 1808 PIERCE ROAD TO STEPAHN WILLIAMS.

Executive Director Burdick updated the board on this property and the proposed sale. Mr. Williams discussed his plans for renovating the home with the board.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. Bahar-Cook

3. Resolution to approve the 2015 budget

Comm. Bahar-Cook arrived at 5:16 p.m.

MOVED BY COMM. MCGRAIN, SUPPORTED BY NOLAN, TO APPROVE THE 2015 BUDGET.

Executive Director Burdick reviewed the proposed 2015 budget and the rationale behind various line items. He stated that demolition and commercial sales would be the primary focus for staff in 2015. The board discussed various individual line items of the proposed budget.

MOTION CARRIED UNANIMOUSLY.

4. Resolution to approve the Ingham County Land Bank's membership in the Ingham County Health Care Coalition and to authorize the purchase of health insurance for Land Bank employees

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO APPROVE MEMBERSHIP IN THE INGHAM COUNTY HEALTH CARE COALITION AND THE PURCHASE OF EMPLOYEE HEALTH INSURANCE.

Executive Director Burdick explained this would allow Land Bank employees to acquire the same insurance coverage available to Ingham County Employees. He stated the expense was included in the 2015 budget.

MOTION CARRIED UNANIMOUSLY.

5. Resolution to authorize the Ingham County Land Bank to procure a vendor to administer a Section 125 Plan to make employee contributions towards health insurance coverage pre-tax deductible

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN, TO AUTHORIZE THE PROCUREMENT OF A VENDOR TO ADMINISTER A SECTION 125 PLAN.

Chairperson Schertzing inquired if we would be using the County's Section 125 Plan. Executive Director Burdick explained the County's plan is much too complex for our needs. We are looking to utilize our current payroll provider to offer a simple plan allowing for both employer and employee premium contributions to be made with pre-tax dollars.

MOTION CARRIED UNANIMOUSLY.

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 information was included in the meeting packet.

6c. General Legal Update - Counsel

Tim Perrone stated the Land Bank has several land contract forfeiture proceedings pending.

7. Accounts Payable & Monthly Statement

7a. Accounts Payable Approval – October, 2014

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR OCTOBER, 2014. MOTION CARRIED UNANIMOUSLY.

7b. Monthly Statement – September 30, 2014

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

8. Chairman and Executive Director Comments

8a. Blight Elimination Hardest Hit funds application with the City of Lansing.

Executive Director Burdick stated the Land Bank will be partnering with the City of Lansing in its application to MSHDA. The money has been earmarked for demolition projects. Comm. McGrain expressed reservation about the ongoing effects of demolition projects.

8b. NSP2 Program Income Round 2 application for funding to demolish blighted structures in Lansing's floodplain.

Executive Director Burdick stated the Land Bank will also be seeking to utilize NSP2 program income funds for demolition projects in the Urbandale and Baker Donora flood plains.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:26 p.m.

Respectfully submitted,
Joseph G Bonsall

Appointed Members

KARA HOPE, Vice-Chair

DEB NOLAN, Treasurer

BRIAN McGRAIN, Secretary

REBECCA BAHAR-COOK



www.inghamlandbank.org

Chair
ERIC SCHERTZING

Executive Director
JEFFREY BURDICK

Ingham County Land Bank Fast Track Authority

422 Adams Street • Lansing, Michigan 48906 • phone (517) 267-5221 • fax (517) 267-5224

PUBLIC NOTICE 2015 Meeting Schedule

THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL HOLD THE FOLLOWING REGULARLY SCHEDULED MEETINGS, IN THE PERSONNEL CONFERENCE ROOM (D&E), HUMAN SERVICES BUILDING, 5303 S. CEDAR, LANSING. MEETING TIME IS 5:00 P.M.

February 2, 2015

March 2, 2015

April 6, 2015

May 4, 2015

June 1, 2015

July 6, 2015

August 3, 2015

October 5, 2015

November 2, 2015

December 7, 2015





November 26, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

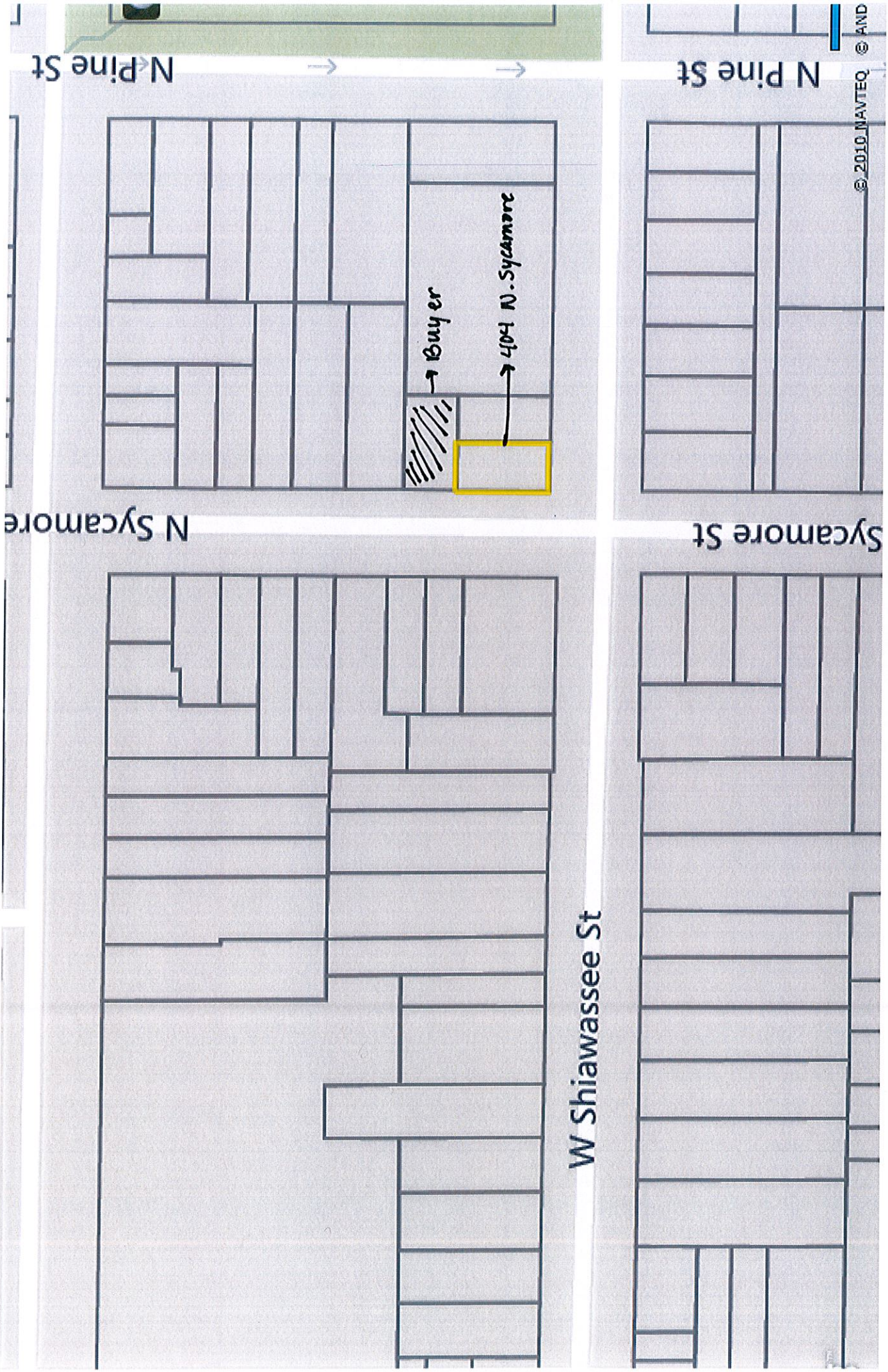
Subject: William Lockhart's request to purchase the vacant lot at 404 N. Sycamore Street

William Lockhart has submitted a statement of interest form to the Land Bank to purchase the property at 404 N. Sycamore Street in Lansing, Michigan. At the time the Land Bank acquired the property, it 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 northeast corner of N. Sycamore and W. Shiawassee Streets.

Mr. Lockhart owns and occupies 408 N. Sycamore Street, which is immediately north of this Land Bank property. The lot is 41-feet by 84-feet, which is not developable with Lansing's current zoning ordinance. The Land Bank's Priorities, Policies and Procedures state that qualified side lot parcels shall be physically contiguous to adjacent owner-occupied residential property, with not less than a 75% common boundary line at the side. As shown on the map in your packet, Mr. Lockhart's property at 408 N. Sycamore Street shares less than a 75% common boundary. As a result, this side lot purchase request requires Board of Director approval.

Staff Recommendation: Staff recommends approval of the sale of the vacant lot at 404 N. Sycamore Street to William Lockhart.

11-26-14 - 404 N. Sycamore - Vacant Lot



INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE SALE OF A VACANT LOT TO THE ADJACENT PROPERTY OWNER THROUGH THE SIDE LOT DISPOSITION PROGRAM

RESOLUTION #14-

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 (33-01-01-16-110-071) and the Land Bank completed the demolition of the residential structure on the property in 2014; and

WHEREAS, this property is adjacent to a residential improved property at 408 N. Sycamore Street owned and occupied by William Lockhart, the interested purchaser; and

WHEREAS, this property will serve as a side lot to Mr. Lockhart's residential improved property at 408 N. Sycamore Street; and

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules stating that qualified parcels in the Side Lot Disposition Program shall be physically contiguous to adjacent owner-occupied residential property, with not less than a 75% common boundary line at the side; and

WHEREAS, Mr. Lockhart's property at 408 N. Sycamore Street is contiguous to the Land Bank property at 404 N. Sycamore Street but shares less than a 75% common boundary line at the side; 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 33-01-01-16-110-071 to William Lockhart.

AYE:

NAY:



November 26, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

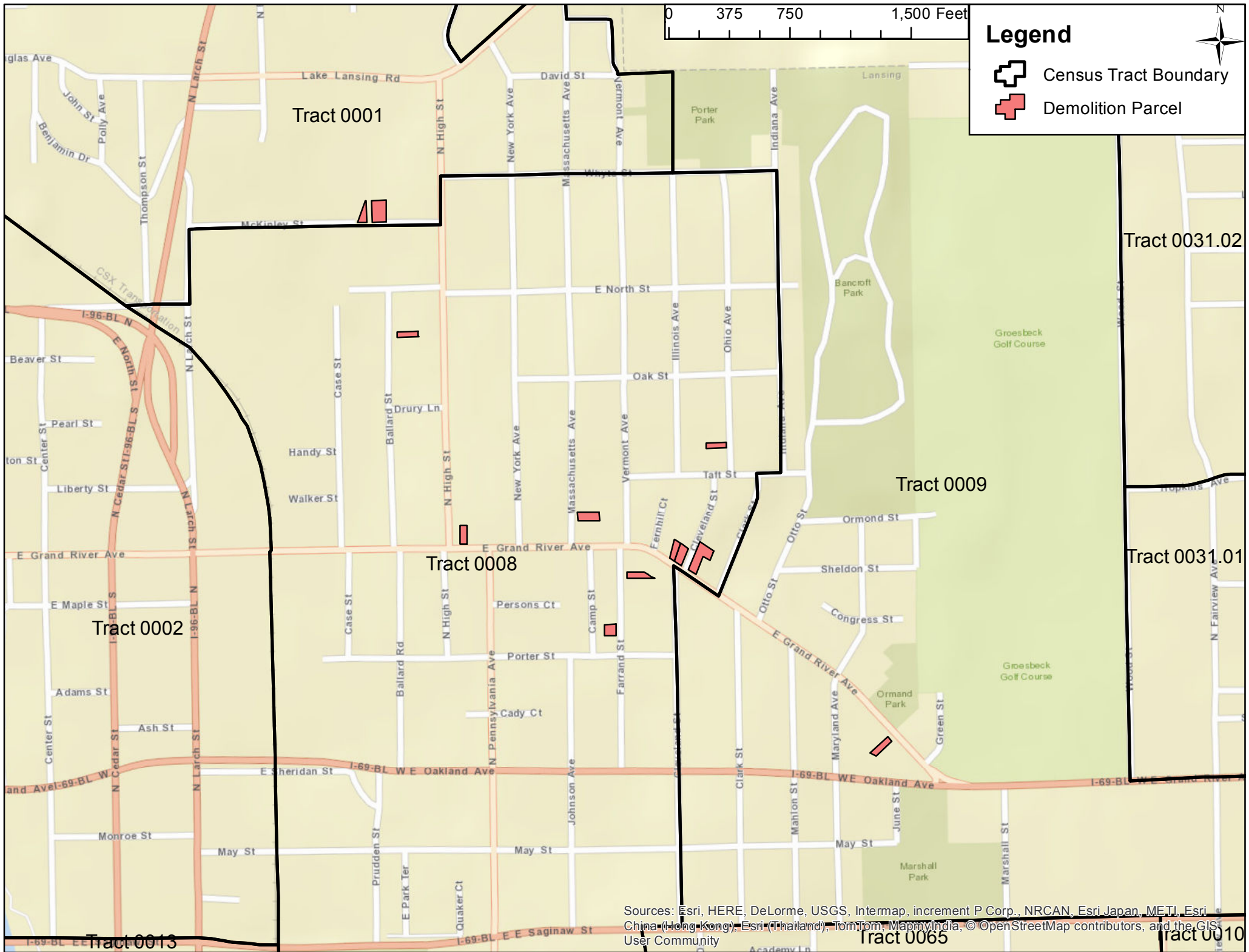
Subject: NSP 2 Program Income Round 1 Grant Award from MSHDA

The Land Bank has received a NSP 2 Program Income Round 1 Grant award from MSHDA in the amount of \$155,540 to demolish 12 blighted single-family structures in Lansing's Northtown neighborhood. The Land Bank applied for this grant in April of 2014 and was notified by MSHDA in August of preliminary acceptance. On October 30, 2014, MSHDA formally awarded the grant to the Land Bank and provided a Written Agreement, which is included in your packet.

The Land Bank intends to demolish the 12 properties identified on the list that is included in your packet. At least four of these houses will be deconstructed. Five houses have been identified as good candidates for deconstruction. Three of these houses could be fully deconstructed and two partially deconstructed (removal of features within the home, such as cabinets, light fixtures, etc.) Four of these properties have frontage on E. Grand River Avenue, making the subsequent vacant lots good locations for potential infill in the future.

Staff Recommendation: Staff recommends that the Board accept the NSP 2 Program Income grant in the amount of \$155,540 for the demolition of 12 blighted single family structures in Lansing's Northtown neighborhood.

Parcel ID #	Address	Deconstruction
33-01-01-10-103-181	813 McKinley St	Partial
33-01-01-10-103-201	807 McKinley St	Yes
33-01-01-10-153-061	1546 Ballard	No
33-01-01-10-154-311	1005 E. Grand River	No
33-01-01-10-181-211	1214 Massachusetts	Yes
33-01-01-10-183-171	1255 E. Grand River	Partial
33-01-01-10-183-181	1257 E. Grand River	Yes
33-01-01-10-254-041	1315 Ohio	No
33-01-01-10-327-161	1109 Farrand	No
33-01-01-10-328-011	1142 Farrand	No
33-01-01-10-401-080	1204 Cleveland	No
33-01-01-10-411-171	1548 E. Grand River	No



Michigan NSP2 Consortium Program Income

WRITTEN AGREEMENT

Community Development Division – State and Subrecipient

THIS NSP2 Consortium WRITTEN AGREEMENT is made effective as of the 1st day of November, 2014, by and between the Ingham County Land Bank Authority, an NSP2 Program Income Round One recipient, the address of which is 422 Adams St., Lansing, Michigan 48906 (the "Subrecipient,"), and the **MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY**, a public body corporate and politic of the State of Michigan, the address of which is 735 E. Michigan Avenue, Lansing, Michigan 48912 (the "Authority").

RECITALS:

The Subrecipient has been selected by the Authority to administer certain components of the Authority's NSP2 Program Income in the City of Lansing's targeted neighborhoods located within the NSP2 census tracts 1-9, 12, 13, 14, 15, 16, 20, 21, and 65 to be funded by the Michigan NSP2 Consortium Program Income dollars generated from the United States Department of Housing and Urban Development under the American Recovery and Reinvestment Act of 2009 (Recovery Act), Public Law 111-005, for the Neighborhood Stabilization Program 2 (NSP2);

Whereas, MSHDA will engage the Ingham County Land Bank Authority to utilize NSP2 Program Income funds in accordance with the Notice of Funding Availability for the Neighborhood Stabilization Program 2 under the American Recovery and Reinvestment Act of 2009 (Notice FR-5321-N-01, published May 5, 2009), the Notice of Fund Availability for the Neighborhood Stabilization Program 2 under the American Recovery and Reinvestment Act of 2009; Correction (Notice FR-5321-C-02, published June 11, 2009), and the Notice of Fund Availability for the Neighborhood Stabilization Program 2 under the American Recovery and Reinvestment Act of 2009; Correction (Notice FR-5321-C-03, published November 9, 2009) and any subsequent published amendments (the NSP2 NOFA) by the U.S. Department of Housing and Urban Development (HUD):

A. Subject to the Subrecipient's performance of all its obligations under this Agreement and the NSP2 Program, the Authority has agreed to provide funding to the Subrecipient in the maximum amount of up to \$155,540 (the "Grant").

B. The Grant will be used by the Subrecipient to undertake the demolition of residential and/or commercial blighted structures within HUD identified low, moderate, and middle income areas (LMMA) within the HUD previously approved NSP2 census tracts, as permitted under the NSP2 Program and shall not demolish any public housing as defined in 42USC1437a.

C. A description of the projects to be funded and the components of the NSP2 Program to be undertaken by Subrecipient, and the schedule for completing the components must be provided and approved by MSHDA prior to incurring any costs.

D. The Ingham County Land Bank Authority has until August 15, 2015 to fully expend the NSP2 Program Income awarded above. The August 15, 2015 deadline for expenditure of funds is absolute (absent statutory change).

E. The Ingham County Land Bank Authority will be responsible for administering NSP2 activities in a manner satisfactory to MSHDA and consistent with all policies and standards required as a condition of providing these demolition funds.

F. The Subrecipient and the Authority are also entering into a Grant Agreement outlining the additional conditions and terms of the Grant, which is attached hereto and incorporated herein as Exhibit D.

NOW, THEREFORE, the parties agree as follows:

1. **Written Agreement.** This Agreement is intended to satisfy the requirements of a "commitment" between the Authority and the Subrecipient and include the minimum required provisions of a "written agreement".

2. **Term of Agreement; Reversion; Grant Term.** Upon expiration of the Grant Term (as identified in Exhibit D), if the Grant is not fully disbursed by Subrecipient, the unused funds will be subject to reversion or recapture, as set forth in Section 3.

3. **Amount and Use of NSP2 Program Income funds.** The Authority agrees to provide up to \$155,540 in NSP2 Program Income funding to the Subrecipient, which the Subrecipient will use to undertake Eligible Use D, Demolition Activities, in the City of Lansing's targeted neighborhoods located within the eligible NSP2 LMMA census tracts 1-9, 12, 13, 14, 15, 16, 20, 21, and 65. The Subrecipient will only undertake those activities necessary to administer the components listed on Exhibit A and will make every effort to meet the time frames and deadlines set forth in Exhibit A. In the event that there are any unrequested funds, the remaining OPAL balance will be recaptured by the Authority on August 16, 2015. To avoid recapture, the Subrecipient agrees to utilize awarded funds according to the following benchmarks:

11/1/14 -1/31/15	Environmental Review process undertaken including Phase 1 work and determination of feasibility based on results; SHPO consultation, and notices published to allow public comment.
2/1/15 – 3/31/15	Bidding/Contract execution
4/1/15 – 7/15/15	Pre-Demolition Meeting, Notice to Proceed and all demolition activity completed
7/15/15 – 8/15/15	All final invoicing completed and OPAL FSRs submitted for approval/processing
8/15/15 – 9/15/15	MSHDA approvals and DRGR data entry completed

If the Subrecipient fails to meet any of the benchmarks identified above, the Subrecipient's overall progress will be reviewed. If appropriate measures are not taken within thirty (30) days to make significant progress towards benchmark deadlines, it is in the Authority's sole discretion to determine whether or not to suspend the Agreement. If the Subrecipient fails to implement the necessary measures, the Authority may terminate this Agreement and will have no further commitment for funding.

4. **Uniform Administrative Requirements.** If a local unit of government, the Subrecipient must comply with the requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and applicable provisions of 24 CFR, Part 85, including the Standards for Financial Management Systems in Subpart C. If a non-profit organization, the Subrecipient must comply with the requirements of OMB Circular No. A-122 (Cost Principles for Non-Profit Organizations) and applicable provisions of 24 CFR, Part 84, including the Standards for Financial Management Systems in Subpart C. All Subrecipients shall be responsible for obtaining an annual audit prepared by an independent auditor in accordance with the Single

Audit Act Amendments of 1996 and revised OMB Circular No. A-133 (Audits of States, Local Governments and Non-Profit Organizations).

5. **Ineligible Property.** The Subrecipient agrees that properties are not eligible for assistance without prior written MSHDA approval when either: a) demolition is one component of a larger project; or b) the demolition is not located within an NSP2 HUD identified LMMA area.

6. **Property Standards.** The Subrecipient will ensure that upon Project Completion, the site has been graded/seeded/restored to the standards required by MSHDA.

7. **Affirmative Marketing and Minority Business Enterprises (MBE) and Women's Business Enterprise (WBE) "MBE/WBE" Outreach.** The Subrecipient must develop and implement an affirmative marketing strategy that complies with CDD Policy Bulletin #23 to ensure affirmative outreach throughout the service area and will inform all property owners of Fair Housing laws and the non-discrimination provisions (if applicable). The Subrecipient will also develop and implement an outreach strategy that complies with CDD Policy Bulletin #7 to contact "MBEs/WBEs", and will make reasonable efforts to utilize the services of MBEs/WBEs in NSP2 funded activities. Such efforts will, at a minimum, require the inclusion of qualified MBEs/WBEs on bid solicitation lists utilizing the services and assistance of the Michigan Department of Civil Rights, the Authority, or any similar local agency to identify MBEs/WBEs; and if any subcontracts are let, require the contractor to engage in similar outreach efforts.

8. **Requests for Disbursement of NSP2 Funds.** The Subrecipient may not request the disbursement of any NSP2 funds until the funds are needed for payment of eligible costs. The amount of each request must be limited to the amount needed. No such request shall be processed by the Authority without the submission of proper invoices/receipts for paid or incurred costs except for pre-approved fees.

9. **Records and Recordkeeping.** The Subrecipient will permit the Authority, at its discretion, to audit the Subrecipient and its activities for compliance with the terms of this Agreement. The Subrecipient will maintain sufficient records to enable the Authority to determine whether the requirements of the NSP2 Program are met, will make its records available for inspection and copying by the Authority at all reasonable times and in such places as may be requested by the Authority. The records to be maintained will include, at a minimum, the records listed in Exhibit C, which is attached to this Agreement and incorporated herein, and will be maintained, at a minimum, for the longer of: (a) five (5) years after the end of the Grant Term; (b) any applicable lien terms; and (c) consortium close-out retention requirements. The retention period shall commence from the date the Subrecipient's final audit and report are approved by the Authority. The Subrecipient shall also comply with the recordkeeping requirements in 24 CFR 85.42. Within five (5) business days after written request is submitted, the Subrecipient shall furnish all reports and information required by the Authority or HUD to document compliance with the NSP2 Program and NSP2 Regulations, and to assist the Authority in meeting its recordkeeping and reporting requirements. The obligation to retain records shall not end until the consortium completes all close-out requirements for the NSP grant and the retention schedule for the entire consortium's portfolio of grant and program income dollars is determined by HUD (see (c) above).

10. **Applicable Federal Requirements.** The Subrecipient has or will comply with all other applicable federal requirements, including (but not limited to) the requirements set forth in 24 CFR Part 5, subpart A; the provisions of Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations; the National Environmental Policy Act and related laws and implementing regulations; the Lead-Based Paint Poisoning Prevention Act and the Residential Lead-Based Paint Hazard Reduction Act of 1992; Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) and implementing regulations; the Davis-Bacon Act and implementing regulations (if applicable); the "Anti-Lobbying" disclosure requirements and prohibitions of 31 U.S.C. 1352 and implementing regulations; the requirements for funding competitions established by the U. S. Department of Housing and Urban Development Reform Act of 1989; and the Drug-Free Workplace Act of 1988 (41 U.S.C. 701 et seq) and implementing

regulations. Further, the Subrecipient acknowledges that the regulations set forth in 2 CFR Part 2424 "Non-procurement Debarment and Suspension" are applicable.

11. **Non-Discrimination Covenant.** The Subrecipient shall not, in the selection of families, in the provision of services, or in any other manner, discriminate against any person on the grounds of race, color, creed, religion, sex, age (except for any property or activity specifically designed for elderly occupants), national origin, handicap, or actual or perceived sexual orientation, gender identity, or marital or familial status except as provided by law. The Subrecipient shall comply with all requirements imposed by the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations; Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4) and implementing regulations; Title VIII of the Civil Rights Act of 1968 (as amended by the Fair Housing Amendments Act of 1988) and implementing regulations; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing regulations; Title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq*); the Elliott-Larsen Civil Rights Act, and the Michigan Persons With Disabilities Civil Rights Act.

12. **Environmental Review.** The Subrecipient and the Authority each acknowledge that the environmental review required under the National Environmental Policy Act of 1969 (42 U.S.C. 4321 *et seq*) and 24 CFR Part 58 will be completed. MSHDA will be the responsible entity that determines and provides the release of NSP2 Program Income funds associated with demolition prior to any expenditure of funds. The Subrecipient warrants that all demolition activities will be classified as requiring an environmental assessment that complies with NEPA.

13. **Relocation.** No relocation shall be permitted with respect to any property that will be assisted with NSP2 funds pursuant to this Grant. The Subrecipient acknowledges that all properties must demonstrate 100% vacancy and meet the NSP2 definition of blighted property in order to be eligible for assistance.

14. **Labor Standards.** Federal labor standards are not applicable to the components covered by this Agreement.

15. **Lead-Based Paint.** All housing assisted with NSP2 funds must meet the lead-based paint requirements of 24 CFR, Part 35. The Subrecipient agrees to comply with CDD Policy Bulletin #26 for implementation of the lead-based paint regulations of that part (if applicable).

16. **Conflicts of Interest.** The Subrecipient agrees that:

a. No owner, developer, or sponsor of a property assisted with NSP2 funds (or officer, employee, agent, elected or appointed official, or consultant of the owner, developer, or sponsor or immediate family member of an officer, employee, agent, elected or appointed official, or consultant of the owner, developer, or sponsor) whether private, for-profit or nonprofit (including a community housing development organization (CHDO) when acting as an owner, developer, or sponsor) may occupy a property assisted with NSP2 funds pursuant to this Grant. This provision does not apply to an individual who receives NSP2 funds to acquire or rehabilitate his or her principal residence or to an employee or agent of the owner or developer of a rental housing project who occupies a housing unit as the project manager or maintenance worker. Exceptions to the foregoing may be granted on a case-by-case basis in accordance with CDD Policy Bulletin #8.

b. In the procurement of property and services by the Subrecipient, the Subrecipient shall comply with the conflict of interest and procurement provisions of 24 CFR 84.42 and 24 CFR 84.44 (if a non-profit organization) and 24 CFR 85.36 (if a local unit of government).

17. **Safeguards Between Subrecipient and Property Owner.** The Subrecipient agrees to follow a written process to ensure that a dangerous building process is followed that includes formal notification to the

property owner regarding why it has been determined that the demolition activity resulting in the removal of the blighted structure is necessary for the welfare of the residential community residing in the area.

18. **Enforcement and Remedies.** In the event the Subrecipient violates any of the terms of this Agreement or any property owner violates the terms of the lien recorded against a Grant-assisted property the Authority may also, in accordance with 24 CFR 85.43 and 85.44, suspend or terminate the Grant or terminate this Agreement, and the Authority will have no further commitment for funding the Grant. The Authority's election to pursue any one or more of the above remedies shall not be construed to preclude or be a waiver of the Authority's right to pursue any of the other remedies with respect to the default for which such remedy was pursued or with respect to any default prior or subsequent to such remedy.

19. **Recapture.** The Subrecipient acknowledges that any failure to comply with the terms of this Agreement or the NSP2 Regulations shall cause the NSP2 funds to be subject to recapture by HUD. In the event of any act or failure to act on the part of the Subrecipient that might lead to a recapture, the Grant shall be immediately repayable in full. The Subrecipient is hereby notified and hereby acknowledges that any amount subject to recapture shall be enforced by all available means against any assets of the Subrecipient or any person responsible for the misuse of NSP2 funds.

20. **Administrative Fees.** The Subrecipient is prohibited from charging any servicing, origination, inspection, compliance monitoring, or other fees for the costs of administering the NSP2 Program Grant. No program administration dollars are available. However, NSP2 Activity Delivery Fees can be used to cover NSP2 site specific activities that are directly tied to and can be billed to each property address. Subrecipients may charge Activity Delivery Staffing Costs per feasible property so long as the Subrecipient documents all activity delivery staffing costs and the costs do not exceed 15% of each NSP2 eligible use. Documenting activity delivery staffing costs includes signed and dated timesheets of staff person(s), hours worked, and hourly rate of staff person(s) by property address and date.

21. **No Assignment.** This Agreement may not be assigned by the Subrecipient without the written consent of the Authority.

22. **Severability.** The invalidity of any clause, part, or provision of this Agreement shall not affect the validity of the remaining portions of this Agreement.

23. **Modification.** This Agreement may not be altered, modified or amended except in writing signed by an authorized agent or representative of the Subrecipient and an Authorized Officer of the Authority, after approval by the CDD Review Team.

24. **Corrections.** In the event that any corrections or revisions to the provisions of this Agreement shall be required in order for this Agreement to fully comply with the terms and conditions of the NSP2 Program and the regulations applicable thereto, the Authority shall have the right to correct or revise this Agreement as necessary, and the Subrecipient expressly consents to the exercise of such right by the Authority, and the Subrecipient shall promptly execute any amendments to this Agreement as shall be needed in order to confirm any and all such corrections or revisions.

25. **Recitals Part of Agreement.** The recitals at the beginning of this Agreement are not mere recitals and the terms thereof, and the exhibits referenced therein are made a part of this Agreement.

26. **Acceptance of Grant Agreement.** Execution of this NSP2 Program Income Written Agreement by the parties hereto, shall be deemed to be their simultaneous execution of the Grant Agreement. The Subrecipient has reviewed and hereby accepts the terms of the Grant Agreement, and acknowledges that the

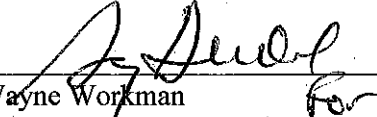
Ingham County Land Bank Authority

Grant funds to be made available hereunder, shall only be used for the purposes and activities set forth in this Agreement and the Grant Agreement.

IN WITNESS WHEREOF, the parties have entered into this NSP2 Program Income Written Agreement, each as of the date set forth below beside their signature.

MICHIGAN STATE HOUSING DEVELOPMENT
AUTHORITY

Date: 10/30/14

By: 
Wayne Workman
Its: Acting-Executive Director

Ingham County Land Bank Authority

Date: _____

By: _____
Jeffrey Burdick
Its: Executive Director

EXHIBIT A

Description of Components and Activities to be Undertaken

Demolition is restricted to blighted, vacant, single-family residential properties that are zoned residential that the Subrecipient has site control.

Applicable Definitions:

A. Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

- ☐ Declared a public nuisance in accordance with local housing, building, plumbing, fire, or other related code or ordinance.
- ☐ Attractive nuisance because of physical condition or use.
- ☐ Fire hazard or is otherwise dangerous to the safety of persons or property.
- ☐ Has had utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a period of 1 year or more so that the property is unfit for its intended use.
- ☐ Has a subsurface structure or demolition debris that renders the property unfit for its intended use.

B. Vacant Property:

If a property meets any of the criteria below then it is ineligible for NSP2 Program Income Round One assistance:

Vacant occupiable dwelling unit means a vacant dwelling unit that is in a standard condition; a vacant dwelling unit that is in a substandard condition, but is suitable for rehabilitation; or a dwelling unit in any condition that has been occupied (except by a squatter) at any time within the period beginning 3 months before the date of execution of the agreement by the recipient covering the demolition.

All properties must be unoccupied, uninhabitable and in a dilapidated state beyond rehabilitation feasibility. Documentation and pictures supporting the properties structural state is required prior to FSR #1 disbursement. For each proposed parcel, a formal blight designation letter from a qualified municipal manager, assessor, or code enforcement officer is required.

Each site must be located within the community's boundaries, within a residential neighborhood, and also either adjacent to or within ½ mile from a business district.

The proposed site(s):

- 1) currently do not have a predetermined use identified;
- 2) will have a post-demolition six month holding period; and
- 3) will have a 5-year reuse restriction; MSHDA must approve the reuse of the property, for any purpose with the five years following the demolition of the site.
- 4) will be secured with a five year lien which is forgivable at 20% per year or upon MSHDA release for use in an approved redevelopment strategy.
- 5) Note: Sites within floodplains/wetlands will have no redevelopment deed restriction imposed for perpetuity.

Site control is demonstrated by:

Copy of the deed verifying that the property is publicly owned and the owner is the public entity;

OR

Copy of the deed verifying that the property is publicly-owned by a separate public entity AND a letter of support from the owner demonstrating support for the demolition is attached.

OR

Copy of documents verifying the formal legal action taken via a dangerous building board, condemnation, or other formal process that was completed prior to submission of this application which has authorized the applicant to clear the site due to the condition of the structure and required action not being taken by the property owner of record within determined timelines.

Documentation that the taxes are current and that there are not non-mortgage liens on the site(s) is attached.

EXHIBIT B

Demolition Budget and Funding Sources

	# of Properties	Budget
Demolition of blighted, vacant, single-family residential properties that are zoned residential only located in census tracts 1-9, 12, 13, 14, 15, 16, 20, 21, and 65 which are HUD designated low, middle, moderate income (LMMI) areas.	12 <u>Addresses:</u> 1005 E. Grand River Ave. 1255 E. Grand River Ave. 1214 Massachusetts Ave. 1109 Farrand Ave. 1548 E. Grand River Ave. 1257 E. Grand River Ave. 1315 Ohio Ave. 1142 Farrand Ave. 1546 Ballard 1204 Cleveland 807 McKinley St. 813 McKinley St.	\$155,540

EXHIBIT C

Recordkeeping

1. Records providing a full description of each activity undertaken and the project address need to be maintained.
2. Records documenting the type and amount of match contributions by project address will need to be maintained.
3. Records documenting compliance with the benchmark deadlines will need to be maintained and monthly status/progress reports will need to be sent to MSHDA in the form, content, and frequency as required by MSHDA.
4. Records documenting compliance with the 15% percent activity delivery cost limitation.
5. A full description of each project assisted with NSP2 funds, including the location (address of each unit), form of assistance, and all other OPAL data entry fields will be required.
6. The source and application of funds for each project, including supporting documentation, in accordance with 24 CFR 85.20-26; and records to document the eligibility and permissibility of the project costs will need to be maintained.
7. Records (e.g., inspection reports) demonstrating that each project meets the property standard requirements at project completion will be required.
8. Records demonstrating that each property is located in an approved NSP2 census tract will need to be maintained.
9. Records demonstrating that each property is in a low, moderate, or middle income area (LMMA) will need to be maintained.
10. Written Agreements/Contracts must include signatures and execution dates from all parties, dollar amounts, and established timeframes for work to be completed and invoice deadlines for submission to the DLBA. Note: These items must be included for each contractor, subcontractor, or professional services consultant/provider agreement that is executed.
11. Responses from the DLBA related to audits and inspection requests must be provided within 48 hours of receipt of a MSHDA written request. Also, MSHDA requires complete access to all information for purposes of an investigation to ascertain compliance with the rules, regulations, and provisions of NSP2, if determined necessary.
12. Neither the applicant nor any of the vendors, contractors or partners involved in the proposed project may be listed on either the Debarred Vendor List maintained by Michigan's Department of Technology, Management and Budget (DTMB) or the System for Award Management (SAM) which is the Official U.S. Government system that consolidated the capabilities of CCR/Fed Reg, ORCA, and EPLS.

EXHIBIT D

NSP2 Program Income Agreement

NSP2 Program Income Agreement Number: NS2-2014-6073-NPI

Effective Date: November 1, 2014

DUNS # 962047366

Source of Funds: NSP2 Federal—CFDA #14.256

**NSP2 PROGRAM INCOME AGREEMENT BETWEEN
THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
AND
INGHAM COUNTY LAND BANK AUTHORITY**

I. OFFER

The maximum amount of assistance hereby offered is \$155,540.

The term of work performance by the Subrecipient under this agreement will be effective from **November 1, 2014 to August 31, 2015**. Funds will be made available for eligible expenses in accordance with the attached Conditions.

II. TERMS

NOW, THEREFORE, the Authority and the Subrecipient agree as follows:

1. The Subrecipient shall implement or continue the activities within the projected budget and time frame and in accordance with any special terms and conditions for funding more specifically described and stated in the NSP2 Written Agreement ("NSP2WA") and attached Exhibits A, B, and C, and incorporated herein by reference.
2. The Subrecipient shall comply with such further statutory, regulatory, and contractual requirement(s) now or hereafter in effect as may be applicable to the receipt and expenditure of NSP2 Funds, as administered by the U.S. Department of Housing and Urban Development and the Authority.
3. **Disbursement of Funds.** The Subrecipient agrees that disbursement(s) under this Agreement shall be made in accordance with Authority established schedules and procedures. The Subrecipient further agrees that no disbursement of NSP2 funds may be requested until such funds are needed for payment of eligible costs, and in the event that all funds are not requested by August 15, 2015, the funds authorized pursuant to this Agreement shall be subject to immediate recapture by the Authority. Further, in no event will a disbursement or further disbursements be made after a notice by the Authority of a violation of this Agreement, in which the violation has not been corrected to the satisfaction of the Authority.
4. **Advancement of Funds.** MSHDA will not provide an advance of funds.

5. **Monitoring.** The Subrecipient agrees that the Authority may, at the Authority's discretion, audit the Subrecipient for compliance with the terms and conditions of this Agreement. The Subrecipient further agrees to provide any books, records, or other documentation in such form and at such place as the Authority may request.
6. **Reporting Schedule.** The Subrecipient shall prepare and submit reports and documents relating to and supportive of the activities described in Exhibit A as may be required by the Authority.

TYPE OF REPORT

DUE DATE

A. Accounting Certification

Prior to disbursement of funds.

B. Financial Status Reports (FSR)
commonly referred to as "payment requests".

At a minimum, payment requests should be submitted monthly.

C. Interim and Final OMB A-133 Audit reports prepared by a certified public accountant.

Nine months after the Subrecipient's fiscal year end in which the funds governed by this Agreement have been expended. Please refer to the Community Development Division's Supplemental Audit Guide for additional audit instructions.

D. Final Outcome Report for all programs

After all activities have been completed and the Final FSR has been submitted.

7. All reports, correspondence, and documents required under this Agreement shall be submitted to:

HRF Director/Address:

**Tonya Young
Portfolio Manager
Michigan State Housing Development Authority
Community Development Division
735 East Michigan Avenue, PO Box 30044
Lansing, MI 48909**

Subrecipient/Address:

**Jeffrey Burdick, Executive Director
Ingham County Land Bank Authority
422 Adams St.
Lansing, MI 48906**

8. **Procurement.** The Subrecipient shall ensure that all procurement transactions shall be conducted in a manner that provides for maximum open and free competition. Executed copies of all contracts shall be forwarded to MSHDA along with documentation concerning the selection process.
9. **Reasonable Costs.** The Subrecipient hereby agrees that payment for services, supplies or materials shall not exceed the amount ordinarily paid for such services, supplies or materials in the area where the services are rendered or the supplies or materials are furnished.

10. **Cost Overruns.** All cost overruns shall be the responsibility of the Subrecipient.
11. **General Compliance.** All aspects of the Subrecipient's plan for the use of funds authorized pursuant to the terms and conditions of this Agreement, include, but are not limited to, all supporting documents, site plans, design plans and specifications, shall be subject to review by Authority staff to ensure compliance with: Authority, state, and federal guidelines; standards and criteria; and shall not be altered without prior written approval from the Authority.
12. **Contractors and Subcontractors.** The Subrecipient, all contractors, and subcontractors shall ensure that any construction, rehabilitation, or conversion implemented pursuant to the terms and conditions of this Agreement will be sufficient to affect decent, safe and sanitary conditions, and meet all applicable local building codes.

The Subrecipient, all contractors, and subcontractors shall ensure that all precautions are exercised at all times for the protection of persons and property. The safety provisions of all applicable laws and building and construction codes shall be observed.

The Subrecipient, all contractors, and subcontractors shall secure all necessary certificates and permits from municipal or other public authorities as may be required in connection with the performance of this Agreement.

The Subrecipient, all contractors and subcontractors shall maintain during the term of this Agreement public liability, property damage, and worker's compensation insurance insuring the interests of all parties to this Agreement against any and all claims, which may arise out of the Subrecipient's contractor's or subcontractor's operations under this Agreement. All of such required insurance policies shall name all parties to this Agreement (hereinafter, "Parties") as additional insureds, and all such policies shall provide that no changes shall be made to the policy or its coverages, and that no cancellation of the policy shall be made, without at least thirty (30) days' prior written notice to all Parties.

13. **Conflict of Interest.** If any member of the Subrecipient's Board of Directors or staff has an identity of interest with: (a) any of the staff persons hired; (b) any of the persons or households to be assisted directly or indirectly with the funds; or (c) the persons and/or businesses retained to perform technical services hereunder, or with persons or businesses providing supplies or services for which funds are being advanced under this Agreement in the form of 10% or more voting stock in such business, or interest as a director or officer of such business, or financial interest directly or indirectly in an amount of 10% or more, or in the form of common immediate family membership, the Subrecipient shall make written disclosure of the nature and extent of the relationship to the Authority prior to contracting with such persons and/or businesses. The Subrecipient further agrees not to enter into any contractual relation with any of the persons or entities listed above unless it has received written approval from the Authority. Refer to Paragraph 20 of the HWA, and to Policy Bulletin #8 for additional guidance.
14. **Liability.** The Authority, the State of Michigan, their officers, agents, and employees shall not, in any manner, be liable for any loss or damage connected to or resulting from activities implemented under this Agreement; nor to any materials, equipment, or other property that may be used or employed in connection herewith, or for any injury or damages to any person whether an employee of the Subrecipient or otherwise.
15. **Hold Harmless – the following paragraph applies to nonprofit agencies only.** The Subrecipient agrees to indemnify, defend, and hold harmless the Authority, the State, their officers, agents, and

employees from any and all claims and losses occurring or resulting, to any and all Subrecipients, contractors, subcontractors, materials providers, laborers, and any other person, firm, or Subrecipient furnishing or supplying work, services, materials, or supplies in connection with negligent performance under this agreement, and from any and all claims and losses occurring or resulting to any person, firm, or Subrecipient who may be injured or damaged by the Subrecipient's contractor's or subcontractor's negligence in the performance of this Agreement; and against any liability, including costs and expenses, for violation of proprietary rights, copyrights, or rights of privacy.

Hold Harmless – the following paragraphs apply to local unit of government agencies only.

- a. All liability to third parties, loss or damage as a result of claims, demands, costs, or judgments arising out of activities, such as direct service delivery, to be carried out by the Subrecipient in the performance of this agreement shall be the responsibility of the Subrecipient, and not the responsibility of the Authority, if the liability, loss, or damage is caused by, or arises out of, the actions or failure to act on the part of the Subrecipient, any subcontractor, anyone directly or indirectly employed by the Subrecipient, provided that nothing herein shall be construed as a waiver of any governmental immunity that has been provided to the Subrecipient or its employees by statute or court decisions.
 - b. All liability to third parties, loss or damage as a result of claims, demands, costs, or judgments arising out of activities, such as direct service delivery, to be carried out by the Authority in the performance of this agreement shall be the responsibility of the Authority, and not the responsibility of the Subrecipient, if the liability, loss, or damage is caused by, or arises out of, the actions or failure to act on the part of the Authority, any subcontractor, anyone directly or indirectly employed by the Authority, provided that nothing herein shall be construed as a waiver of any governmental immunity that has been provided to the Authority or its employees by statute or court decisions.
 - c. In the event that liability to third parties, loss or damage arises as a result of activities conducted jointly by the Subrecipient and the Authority in fulfillment of their responsibilities under this agreement, such liability, loss, or damage shall be borne by the Subrecipient and the Authority in relation to each party's responsibilities under these joint activities, provided that nothing herein shall be construed as a waiver of any governmental immunity by the Subrecipient, the State, its agencies (or the Authority) or their employees, respectively by statute or court decisions.
16. **Violations of Agreement.** The Authority reserves the right to pursue all remedies available to it to cure any violation of this Agreement. In the event the Subrecipient violates any of the provisions of this Agreement, the Subrecipient shall be notified of the violation and given a 30-day period in which to correct the violation. In the event the violation is not corrected to the satisfaction of the Authority, within the time prescribed herein, this Agreement may be terminated forthwith by the Authority's Executive Director.
17. **Suspension.** If the Subrecipient has failed to comply with this Agreement, or in the event that funds are no longer available to the Authority, on reasonable notice to the Subrecipient, the Authority may suspend the agreement and prevent further electronic funds transfer or prohibit the Subrecipient from incurring additional obligations of NSP2 Program Income funds, pending corrective action by the Subrecipient, resumption of funding from, or a decision to terminate in accordance with this Agreement. The Authority shall allow all necessary and proper costs which the Subrecipient could not reasonably avoid during the period of suspension.
18. **Termination for Cause.** The Authority may terminate this Agreement, in whole or in part, at any time before the date of completion, whenever it is determined that the Subrecipient has failed to comply with

the conditions of this Agreement or in the event that funds are no longer available to the Authority. The Authority shall promptly notify the Subrecipient in writing of the determination and the reasons for the termination, together with the effective date. Payments made to recipients or recapture of funds by the Authority shall be in accordance with the legal rights and liabilities of the parties.

19. **Termination for Convenience.** The Authority or the Subrecipient may terminate this Agreement in whole, or in part, when both parties agree that the continuation of the project would not produce beneficial results commensurate with the further expenditure of funds. The two parties shall agree upon the termination conditions, including the effective date and, in the case of partial terminations, the portion to be terminated. The Subrecipient shall not incur new obligations for the terminated portion after the effective date, and shall cancel as many outstanding obligations as possible. The Authority shall allow full credit for the Subrecipient's share of the non-cancelable obligations, properly incurred by the Subrecipient prior to termination.
20. **Remedies.** The Subrecipient hereby agrees that the election of the Authority to pursue any of the remedies set forth herein shall not be construed to preclude or be a waiver of the right to pursue any of the other remedies.
21. **Specific Compliance Requirements.** The Subrecipient hereby assures and certifies compliance with the statutes, rules, regulations, and guidelines associated with the acceptance and use of funds under the NSP2 Program as implemented pursuant to regulations and as administered by the Authority on behalf of the State of Michigan. Such assurances and certifications include, but are not limited to, the following general compliance requirements:

The Subrecipient agrees to comply with all NSP2 requirements, including those found in the NSP2 Program Consortium Program Income Agreement Written Agreement, HERA, the Recovery Act of 2009, the NSP2 NOFA and the requirements applicable to entitlement communities under CDBG regulations, except private nonprofit organizations are subject to (1) administrative requirements in 24 CFR 570.502(b) instead of 570.502(a); (2) environmental review requirements in 24 CFR Part 50 if the Subrecipient is not a public nonprofit organization with jurisdiction over the project area (see further detail under VII. Environmental Review subheading of this Agreement); and (3) requirements for affirmatively furthering fair housing, unless otherwise noted in the NOFA. The Subrecipient shall comply with government wide guidance and standard award terms established by the Office of Management and Budget (OMB) concerning the implementation of the Recovery Act, including *Requirements for Implementing Sections 1512, 1605, and 1606 of the American Recovery and Reinvestment Act of 2009 for Financial Assistance Awards*, 74 Fed. Reg. 18449 (April 23, 2009) (to be codified at 2 CFR part 176) (as now in effect and as may be amended from time to time). The Subrecipient also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this contract. The Subrecipient further acknowledges its responsibility for adherence to all applicable terms and conditions of this award by subrecipient entities and contractors, including obtaining a DUNS number (or updating the existing DUNS record), and registering with the Central Contractor Registration. The Subrecipient further agrees to use funds available under this Agreement to supplement rather than supplant funds otherwise available.

END OF EXHIBIT D

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO ACCEPT THE NSP 2 PROGRAM INCOME ROUND 1 GRANT
AWARD IN THE AMOUNT OF \$155,540 FROM THE MICHIGAN STATE HOUSING
DEVELOPMENT AUTHORITY FOR THE DEMOLITION OF TWELVE BLIGHTED
SINGLE-FAMILY HOUSES IN LANSING'S NORTHTOWN NEIGHBORHOOD**

RESOLUTION #

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 submitted an application for NSP 2 Program Income Round One funds from the Michigan State Housing Development Authority to complete the demolition of twelve blighted single-family houses owned by the Land Bank in Lansing's Northtown neighborhood; and

WHEREAS, the Michigan State Housing Development Authority has awarded the grant in the amount of \$155,540 to the Ingham County Land Bank;

THEREFORE BE IT RESOLVED, that the Authority accepts the grant award in the amount of \$155,540 from the Michigan State Housing Development Authority for the demolition of twelve blighted single-family houses in Lansing's Northtown neighborhood.

YEAS:

NAYS:

ABSENT:



Communications Update December 2014

Notable Projects:

- The Holiday Open House is Thursday, December 4 at the Allen Marketplace at Allen Neighborhood Center. Flyer is attached. Please RSVP at iclbholiday2014.eventbrite.com.
- The Land Bank submitted a column for Adelante's January issue focused on community engagement.
- The team is working together to launch a new advertising campaign **in January 2015** centered around the theme "You CAN afford to own a home." Ads will specifically target low-income and first time home buyers. Advertising outlets being considered include:
 - City Pulse
 - The New Citizens Press
 - Homes & Lifestyles
 - Greater Lansing Association of Realtors publications
 - Lansing School District sporting events

Social Media:

- Current Facebook Fans: 1,582 Likes (up from 1,564)
- Current Twitter Followers: 803 (up from 790)
- The word cloud below represents the most frequent terms appearing on the Land Bank's Facebook page. This gives us a good idea of what topics are resonating the most.



INGHAM COUNTY LAND BANK
ACTIVITY REPORT
September 30, 2014

Property Inventory	Inventory* as of 12/31/2013	Previous Month as of 9/30/2014	Acquired as of 10/31/2014	Rental or Garden as of 10/31/2014	Demolished as of 10/31/2014	Sold as of 10/31/2014	Current Inventory as of 10/31/2014
Structures	359	302	0	0	24	36	299
Rentals	29	29	0	0	0	0	29
Gardens	95	101	0	7	0	1	101
Vacant Land	603	602	1	(7)	24	20	601
Commercial Rental	2	3	0	1	0	0	3
Commercial Vacant	9	8	0	0	0	1	8
Commercial	6	2	0	(1)	0	3	2
TOTAL(S)	1,103	1,047	1	0	0	61	1,043

*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 10/31/2014
L/C Residential	30
L/C Commercial	2
L/C Total	32

Approved Line of Credit as of 10/31/2014	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 3,075,000.00
Available Balance	\$ 1,925,000.00

For Sale (by Program)	Pending Sales as of 10/31/2014	Sold as of 10/31/2014	Current For Sale as of 10/31/2014
NSP1	0	2	1
NSP2	4	17	8
NSP3	0	4	0
HOME	1	2	1
CDBG	2	4	5
LB	1	6	3
Eden Glen	0	1	14
TOTAL(S)	8	36	32

11/26/14 Garden Dashboard

Total Current Gardens:	74
Total Land Bank Parcels in Use:	111
Available Garden Parcels:	214

New Gardens:	1
Contracts Terminated:	6

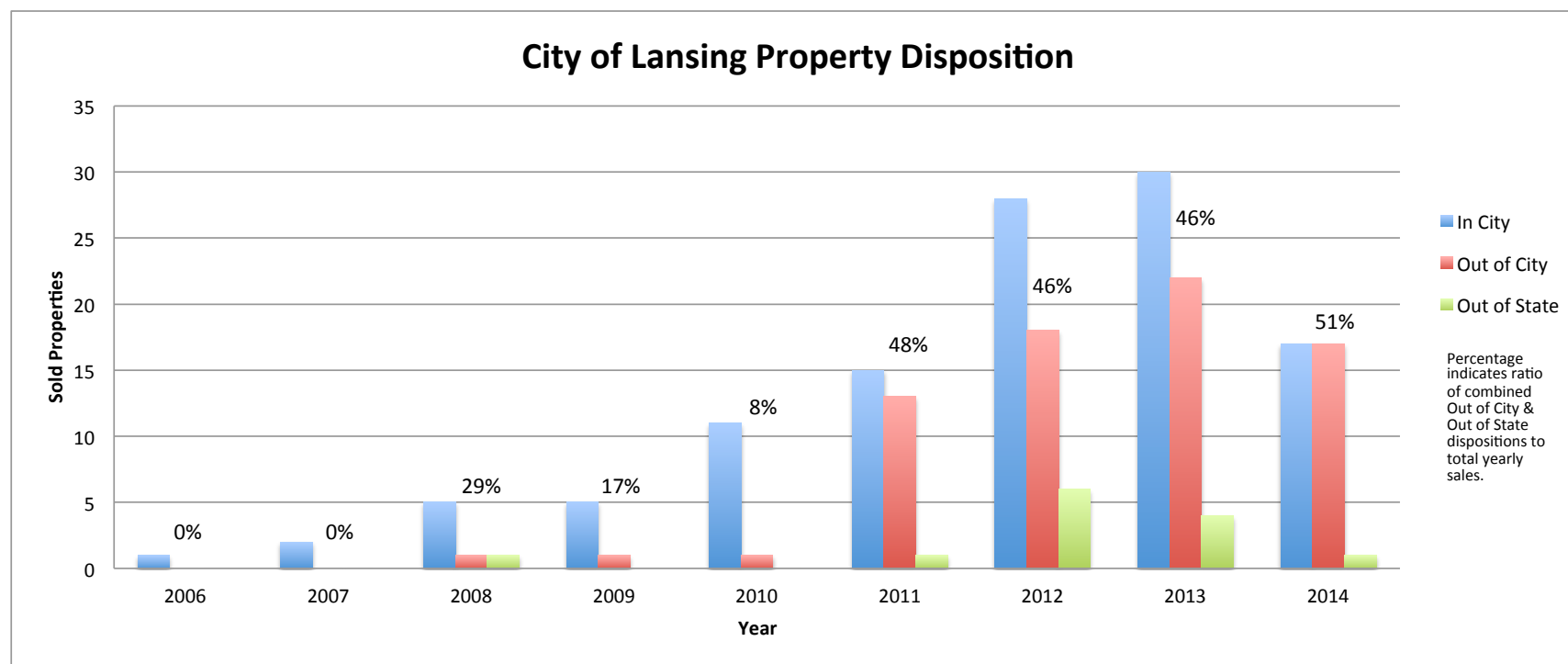
People Served:	759 (no update until Nicole's AmeriCorp reporting is finalized)
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ICLB - For Sale Properties								
Parcel #	Address	LISA	Program	Agent	Listing Exp. Date	Price	Accepted Offer	Close Date
33-01-01-17-258-101	1216 W Ottawa	LISA	NSP-1	Mitch C.	7/21/2014	\$82,900	\$82,900	
33-01-01-22-281-061	1225 Allen	LISA	NSP-2	Joyce W.	1/9/2015	\$59,900		
33-01-01-22-354-051	1715 Bailey	LISA	NSP-2	Mitch C.	12/26/2014	\$63,400	\$63,400	
33-01-01-10-327-021	1142 Camp	LISA	NSP-2	Maggie G.	12/30/2014	\$49,900		
33-01-01-08-380-061	734 Cawood	LISA	NSP-2	Mitch C.	12/5/2014	\$46,500	\$46,500	
33-01-01-21-377-111	1616 Coleman	LISA	NSP-2	Adriane L.	11/29/2014	\$64,900		
33-01-01-21-460-028	326 Isbell	LISA	NSP-2	Joyce W.	11/5/2014	\$69,500		
33-01-01-08-409-351	1139 W Maple	LISA	NSP-2	Adriane L.	12/5/2014	\$69,500		
33-01-01-21-483-130	548 Norman	LISA	NSP-2	Brian H.	10/24/2014	\$69,500		
33-01-01-10-205-181	1617 Ohio	LISA	NSP-2	Joyce W.	1/3/2015	\$49,900	\$49,900	
33-01-01-27-133-091	2030 Clifton		HOME	Brian H.	3/31/2015	\$77,500	\$77,500	
33-01-01-29-277-061	904 Lenore		HOME	Mitch C.	3/29/2015	\$60,000	\$60,000	
33-01-01-29-201-251	1409 W Mt Hope		HOME	ICLB		\$64,000	\$64,275	Unfinished
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.	1/9/2015	\$75,000	\$75,000	
33-01-01-08-428-291	1017 Princeton		CDBG	Joyce W.	3/1/2015	\$69,000		
33-01-01-17-401-061	1310 W. Allegan		CDBG	Brian H.	5/15/2015	\$87,500		
33-01-01-08-201-141	1310 Greenwood		CDBG	Maggie G.	1/9/2015	\$51,900	\$51,900	
33-01-01-08-176-391	1417 N. Jenison		CDBG	Joyce W.	3/26/2015	\$74,000		
33-01-01-20-132-001	1821 William		CDBG	Adriane L.	3/24/2015	\$71,500	\$71,900	
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	
33-01-01-27-155-158	842 Edison		LB	Brian H.	1/3/2015	\$49,500		
33-01-01-31-126-221	3325 W Holmes		LB	Brian H.	1/3/2015	\$88,500	\$88,500	
33-01-01-15-476-231	1512 E. Kalamazoo		LB	ICLB		\$55,000		Unfinished
33-01-01-14-353-161	422 S. Magnolia		LB	ICLB	n/a	\$10,000		Unrenovated
33-01-01-20-478-081	1614 Delevan		LB	ICLB	n/a	\$959.33	\$959.33	GLHC Sale
33-01-01-09-331-212	119 W. Grand River		LB	ICLB	n/a	\$40,000	\$40,000	Unrenovated
33-01-05-10-227-041	1738 Maisonette		LB	Adriane L.	5/19/2015	\$51,000	\$51,000	
33-01-05-10-227-076	1703 Maisonette		CDBG	Mitch C.	3/29/2015	\$51,000		
33-01-05-10-227-068	1723 Maisonette		CDBG	Mitch C.	3/29/2015	\$51,000		
33-01-05-10-227-061	1733 Maisonette		CDBG	Brian H.	3/31/2015	\$51,000		
33-01-05-10-227-064	1739 Maisonette		CDBG	Brian H.	3/31/2015	\$51,000		
33-01-05-10-227-078	1707 Maisonette		CDBG	Maggie G.	3/31/2015	\$51,000		
33-01-05-10-227-069	1725 Maisonette		CDBG	Adriane L.	3/24/2015	\$51,000		
33-01-05-10-227-063	1737 Maisonette		CDBG	Adriane L.	3/24/2015	\$51,000		
33-01-05-10-227-053	1745 Maisonette (3 Bdm)		CDBG	Adriane L.	3/24/2015	\$55,000		
33-01-05-10-227-002	6103 Scotmar		CDBG	Maggie G.	3/31/2015	\$51,000		
33-01-05-10-227-022	6143 Scotmar		CDBG	Joyce W.	3/30/2015	\$51,000		
33-01-05-10-227-007	6113 Scotmar		CDBG	Joyce W.	3/30/2015	\$51,000		
33-01-05-10-227-009	6117 Scotmar (3 Bdm)		CDBG	Mitch C.	5/17/2015	\$55,000		
33-01-05-10-227-017	6133 Scotmar		CDBG	Maggie G.	3/31/2015	\$51,000		
Last Updated: 11/26/2014 - R. Van Fossen								

ICLB Vacant Lots Update							
#	Parcel #	Address	Status	Price	Buyer(s) Name	LB Program	Sell: Y/N
Pending Sales							
1	33-01-01-31-476-051	4801 Ingham Street	One adj. owner DLQ on '13 taxes. Can't move forward until paid off. 11/14/14	Lot Split	Both adjacent owners	CDBG, Demo	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	33-15-15-151-003	3653 Williamston Road (Leslie, MI)	Title Commitment Ordered 11/26/14	\$8,500.00	Nancy Lawerence	n/a	Y
4	33-01-01-15-451-331	520 Clifford	Purchase Agreement signed. Need MSHDA discharge of mtg. 11/21/14	\$1,445 (FMV)	Jack Grossman	NSP-2	Y
5	33-01-01-31-476-051	404 N. Sycamore	PA signed. Needs Board Approval. On 12/1/14 agenda.	\$1,309.00	Bill Lockhart	CDBG Demo	Board Approval
6							
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	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	33-01-01-21-481-010	1711 Linval	7/14/2014	\$3,565.00	Lucie McClees	n/a	Y
16	33-01-01-05-330-221	1515 Downey Street	7/17/2014	\$2,958.00	Sandra McCallum	DEMO CDBG	Y
17	33-01-01-05-301-311	v/l N. Grand River	7/21/2014	\$1,000.00	George Noiro	n/a	Y
18	33-01-01-15-356-011	607 S Hosmer	7/24/2014	\$526.00	Sherry Bradshaw	NSP-2	Y
19	33-01-01-09-226-091	1917 Polly	7/29/2014	\$1,841.00	Dan VanAcker	Demo, NSP-2	N
20	33-01-01-22-206-031	1013 Bensch Street	8/28/2014	\$2,165.00	George Martinez	NSP-1	N
21	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
22	33-01-01-28-435-211	Paris Avenue	10/17/2014	\$2,605.00	Jason & Candice Handley	CDBG	N
23	33-01-01-17-226-101	926 W. Lapeer	11/7/2014	\$1,400.00	MC Rothhorn	CDBG	Y
24	33-01-01-08-405-151	1207 Theodore	11/25/2014	\$1,298.00	Yolanda Duarte	NSP-2 DEMO	Y
Updated (2014 sales goal 20 lots):			11/26/2014 - R. Van Fossen				

ICLB Single Family & Owner Occupied Property Sales

	2006	2007	2008	2009	2010	2011	2012	2013	2014
In City	1	2	5	5	11	15	28	30	17
Out of City	0	0	1	1	1	13	18	22	17
Out of State	0	0	1	0	0	1	6	4	1
Yearly Sales	1	2	7	6	12	29	52	56	35
Total LB Sales	1	3	10	16	28	57	109	165	200
									11/26/14



BOARD MEMBERS: Eric Schertzing, Chair • Kara Hope, Vice-Chair • Deb Nolan, Treasurer • Brian McGrain, Secretary • Rebecca Bahar-Cook, Member

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CHECK DATE FROM 11/01/2014 - 11/30/2014

DB: Iclb

Check Date	Check	Vendor Name	Amount
Bank GEN			
11/03/2014	11433	MICH STATE HOUSING DEV AUTHORITY	34,991.00
11/03/2014	11434	MICH STATE HOUSING DEV AUTHORITY	43,370.00
11/03/2014	11435	MICH STATE HOUSING DEV AUTHORITY	22,463.00
11/03/2014	11436	EDEN GLEN CONDO ASSOCIATION	6,340.00
11/03/2014	11437	EDEN GLEN CONDO ASSOCIATION	2,925.00
11/03/2014	11438	EDEN GLEN CONDO ASSOCIATION	49,782.75
11/03/2014	11439	CITY OF LANSING	406,693.00
11/14/2014	11440	BOARD OF WATER & LIGHT	704.24
11/14/2014	11441	BOARD OF WATER & LIGHT	76.03
11/14/2014	11442	CONSUMERS ENERGY	214.49
11/14/2014	11443	CONSUMERS ENERGY	243.34
11/14/2014	11444	CONSUMERS ENERGY	232.86
11/14/2014	11445	CONSUMERS ENERGY	72.50
11/14/2014	11446	CHARTER TOWNSHIP OF LANSING	27.93
11/14/2014	11447	GRANGER CONTAINER SERVICE	738.25
11/14/2014	11448	GRANGER LANDSCAPE SUPPLY	38.50
11/14/2014	11449	H.C. BERGER COMPANY	147.71
11/14/2014	11450	DBI BUSINESS INTERIORS	314.86
11/14/2014	11451	BS&A SOFTWARE	233.00
11/14/2014	11452	CITY PULSE	1,013.58
11/14/2014	11453	REZUBERANT DESIGN	589.00
11/14/2014	11454	GREATER LANSING ASSOCIATION OF REAL	59.00
11/14/2014	11455	LANSING ICE & FUEL	518.64
11/14/2014	11456	ASBESTOS ABATEMENT INCORPORATED	471.79
11/14/2014	11457	DISCOUNT CARPET WAREHOUSE	4,591.23
11/14/2014	11458	J & J HARDWOODS, INC.	1,762.50
11/14/2014	11459	MPC CASH-WAY LUMBER	290.25
11/14/2014	11460	PAM BLAIR	240.00
11/14/2014	11461	BWB CLEANING	530.76
11/14/2014	11462	COMMERCIAL CLEANING	1,658.66
11/14/2014	11463	BESCO WATER TREATMENT, INC.	52.11
11/14/2014	11464	METRO DEVELOPMENT CORP.	46,476.00
11/14/2014	11465	TRITERRA	1,000.00
11/14/2014	11466	MICHIGAN DEMOLITION & EXCAVATION	26,400.00
11/14/2014	11467	LJ TRUMBLE BUILDERS	4,285.86
11/14/2014	11468	ZERO DAY	7,192.50
11/14/2014	11469	OLD TOWN COMMERCIAL ASSOCIATION	600.00
11/14/2014	11470	MAGGIE GERICH	300.00
11/14/2014	11471	AMO INSPECTIONS & APPRAISALS	1,630.00
11/14/2014	11472	INGHAM COUNTY TREASURER	11,205.69
11/14/2014	11473	MOW MASTER	1,095.00
11/14/2014	11474	MCKISSIC CONSTRUCTION	5,980.00
11/14/2014	11475	ALL STAR SNOW REMOVAL	1,215.00
11/14/2014	11476	SECOND CHANCE EMPLOYMENT	1,305.00
11/14/2014	11477	JOHN KROHN	406.38
11/14/2014	11478	DENNIS GRAHAM	404.38
11/25/2014	11479	BOARD OF WATER & LIGHT	529.22
11/25/2014	11480	BOARD OF WATER & LIGHT	391.38
11/25/2014	11481	BOARD OF WATER & LIGHT	358.64
11/25/2014	11482	BOARD OF WATER & LIGHT	382.88
11/25/2014	11483	CONSUMERS ENERGY	285.72
11/25/2014	11484	URBAN FARM	20.00
11/25/2014	11485	SAM'S CLUB	45.00
11/25/2014	11486	SEARS COMMERCIAL ONE	3,830.63
11/25/2014	11487	CAPITAL ONE COMMERCIAL	2,777.00
11/25/2014	11488	HOME DEPOT CREDIT SERVICES	90.40
11/25/2014	11489	VERIZON WIRELESS	180.88
11/25/2014	11490	AT & T	226.84
11/25/2014	11491	COMCAST	378.66
11/25/2014	11492	URBAN LAND INSTITUTE	215.00
11/25/2014	11493	BESCO WATER TREATMENT, INC.	27.30
11/25/2014	11494	PURCHASE POWER	32.77
11/25/2014	11495	CITY PULSE	427.50
11/25/2014	11496	AMERICAN RENTALS INC.	88.00
11/25/2014	11497	MAPLE GROVE PROPERTIES	600.00
11/25/2014	11498	ADRIANE LAU	300.00
11/25/2014	11499	INGHAM COUNTY HOUSING COMMISSION	4,475.16
11/25/2014	11500	COHL, STOKER & TOSKEY, P.C.	3,745.75
11/25/2014	11501	PRESERVATION LANSING	250.00
11/25/2014	11502	RIZZI DESIGNS	2,137.95
11/25/2014	11503	PIPER & GOLD PUBLIC RELATIONS	5,284.95
11/25/2014	11504	TOWNSQUARE MEDIA LANSING	1,025.00
11/25/2014	11505	KUNTZSCH BUSINESS SERVICES INC	2,593.75
11/25/2014	11506	BWB CLEANING	565.08
11/25/2014	11507	MATRIX CONSULTING ENGINEERS	1,000.00
11/25/2014	11508	MCKISSIC CONSTRUCTION	820.00
11/25/2014	11509	MICHIGAN DEMOLITION & EXCAVATION	55,050.00
11/25/2014	11510	BROOKSIDE INTERIORS LLC	10,140.00

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CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 11/01/2014 - 11/30/2014

Page: 2/2

Check Date	Check	Vendor Name	Amount
11/25/2014	11511	GARN RESTORATION SERVICES	4,506.81
11/25/2014	11512	MARK WOODMAN PLUMBING & HEATING	300.00
11/25/2014	11513	HOLDERS HEATING & AIR	1,160.00
11/25/2014	11514	SIMON INSULATION	1,955.00
11/25/2014	11515	J & J HARDWOODS, INC.	1,650.00
11/25/2014	11516	LJ TRUMBLE BUILDERS	3,060.00
11/25/2014	11517	INTEGRITY LAWN MAINTENANCE	3,300.00
11/25/2014	11518	ALL STAR SNOW REMOVAL	1,215.00
11/25/2014	11519	FRITZY'S LAWN & SNOW	3,350.00
11/25/2014	11520	NORTHWEST INITIATIVE	2,040.00
11/25/2014	11521	MOW MASTER	615.00
11/25/2014	11522	SECOND CHANCE EMPLOYMENT	135.00
11/25/2014	11523	SCHUMACHER'S FOUR SEASONS	6,570.00
11/25/2014	11524	AMO INSPECTIONS & APPRAISALS	1,700.00
11/25/2014	11525	NICOLE BONVISUTO	25.00
11/25/2014	11526	JOHN KROHN	853.61
11/25/2014	11527	JOSEPH G BONSALE	337.86
11/25/2014	11528	METRO DEVELOPMENT CORP.	23,412.00

GEN TOTALS:

Total of 96 Checks:	845,342.53
Less 0 Void Checks:	0.00
Total of 96 Disbursements:	845,342.53

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

Assets	
Cash	\$ 413,864.82
Accounts Receivable	\$ 1,372.52
Land Contract Receivable	\$ 1,421,220.64
Land Contract Interest Receivable	\$ 28,590.30
Land Contract Escrow	\$ 10,704.60
Notes Receivable	\$ -
Specific Tax Receivable	\$ (11,676.71)
Payroll	\$ -
Employer Tax Liability CDBG	\$ -
Specific Tax Receivable - Prior Year	\$ 27,240.69
OCOF Nonprofit Receivable	\$ 5,322.68
Ingham County Receivable	\$ 6,908.08
Lansing City Receivable - General	\$ 2,489.32
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ -
CDBG Lansing Rehab Receivable	\$ 6,103.04
CDBG City TA Receivable	\$ 37.10
NSP 3 Lansing City Receivable	\$ -
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	\$ 4,556,205.97
Total Assets	\$ 6,434,383.05

Liabilities	
Accounts Payable	\$ 168,364.25
Notes Payable - PNC Bank	\$ 3,075,000.00
Due to MSHDA - NSP 2	\$ -
Due to Ingham County	\$ 907,697.23
Due to MSHDA	\$ 0.29
Due to City of Lansing	\$ 67,066.23
Due from other funds	\$ -
Rental Deposit	\$ 14,400.00
Good Faith Deposits	\$ 2,010.00
Land Contract Escrow	\$ (1,444.30)
Deferred Revenue	\$ -

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

Total Liabilities	\$ 4,233,093.70
Retained Earnings	\$ 1,814,627.22
Total Net Assets	\$ 386,662.13

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

Revenues	
Property Sales	\$ 713,869.40
NSP 1 City of Lansing Revenue	\$ -
NSP 3 City of Lansing Revenue	\$ 14,456.95
HOME City of Lansing Revenue	\$ 251,145.90
HOME Sale Proceeds Revenue	\$ 158,095.27
Lansing Reinvestment Revenue	\$ 314,604.66
NSP 2 MSHDA Revenue	\$ 319,526.08
NSP 2 MSHDA Admin Revenue	\$ -
NSP 2 Program Income	\$ -
NSP 2 General Revenue	\$ -
NSP County Revenue	\$ -
CDBG City TA Revenue	\$ 13,355.00
CDBG Lansing Demo Revenue	\$ 213,823.52
Brownfield Revenue	\$ 470,216.64
Michigan Blight Elimination Rev	\$ 71,953.40
Interest Income	\$ 101,405.13
Developer Fee Revenue	\$ 42,359.76
Rental Income	\$ 195,679.64
Garden Program Revenue	\$ 7,625.42
Late Fee Revenue	\$ 2,717.44
Purchase Option Fee Revenue	\$ -
Miscellaneous Revenue	\$ 20.09
Donation	\$ 142.25
Property Maintenance Revenue	\$ 1,500.00
CDBG Revenue - Lansing Rehab	\$ 638,782.54
Ingham County Allocation	\$ 400,000.00
Total Revenues	\$ 3,931,279.09

Operating Expenses	
Costs of Projects	\$ 1,036,593.75
Supplies	\$ 6,243.17
Audit Fee	\$ 16,200.00
Communication	\$ 5,055.33
Security	\$ 416.54
Memberships	\$ 1,330.00
Rental	\$ 31,135.07
Equipment - Small Purchase	\$ 530.59
Vehicle Expense	\$ 5,679.41
Postage	\$ 1,588.35
Media	\$ 15,232.99
Consultants	\$ 43,772.44

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

Operating Expenses Continued

Bank Fee	\$ 629.02
Legal	\$ 12,792.61
Contractual Services	\$ 21,054.23
Software	\$ 17,215.80
Travel	\$ 2,326.86
Conferences	\$ 2,725.00
Payroll Reimbursement	\$ 321,319.60
Americorp Member	\$ 1,979.00
Interior Staging	\$ -
Insurance Property	\$ 1,284.29
Insurance Property Eden Glen	\$ 704.90
Employer Tax Liability	\$ 17,863.92
Payroll Service	\$ 1,863.43
Workers Compensaton	\$ 7,006.01
Utilities	\$ 791.26
Building Maintenance	\$ 9,451.98
Lawn and Snow	\$ 1,246.94
Land Contract Default	\$ 75,038.82
Garden Program	\$ 54,786.14
Bicycle Share	\$ -
Rental Expense	\$ 154,764.16
Brownfield Debt Expense	\$ -
HOME Lansing City	\$ 366,803.91
Community Development Projects	\$ 14,016.37
Interest Expenses	\$ 27,804.95
Cristo Rey Community Center Exp	\$ -
NSP 1 Lansing City	\$ 40,513.01
NSP Ingham County	\$ 21.89
NSP 2	\$ 232,083.27
NSP 2 Program Income Expense	\$ -
NSP 3	\$ 35,424.33
CDBG Lansing Demo	\$ 201,843.98
CDBG County	\$ 4.44
CDBG Lansing Rehab	\$ 496,261.43
CDBG City Technical Assistance	\$ 5,594.86
Worthington Place - Leslie	\$ 26,882.91
Blight Elimination	\$ 228,740.00
Total Operating Expenses	\$ 3,544,616.96

Total Net Assets, end of period	\$ 386,662.13
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