

## 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, MAY 5, 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 – March 3, 2014 and March 25, 2014

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. Resolution to Provide a Donation of \$6,000 to fund a Placemaking Project on the 2000 Block of E. Michigan Avenue
3. Resolution to Approve Sale of Vacant Lot on W. Maple Street, Lansing
4. Resolution to Approve Sale of 112 S. Eighth Street, Lansing
5. Resolution to Approve Sale of 509 W. Columbia, Mason
6. Resolution to Approve Sale of 504 and 510 Lesher Place, Lansing (Vacant Lots)
7. Resolution to Purchase Tax Foreclosed Parcels
8. Worthington Place Development in Leslie – Discussion item
9. ICLBA Public Relations Communications Report – update item
10. Property maintenance, renovation & development
  - a. Residential and Commercial Property Update-Dashboard
  - b. Garden Program Update – Dashboard
  - c. Completed and Pending Sales
  - d. General legal update- Counsel
11. Accounts Payable & Monthly Statement
  - a. Accounts Payable Approval – March and April 2014
  - b. Monthly Statement – March 31, 2014
12. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment

**INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

March 3, 2014  
Minutes

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

Members Absent: None

Others Present: Jeff Burdick, Dave Stoker, Dan Van Acker

The meeting was called to order by Chairperson Schertzing at 5:02 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the February 3, 2014 Minutes

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE FEBRUARY 3, 2014 MINUTES. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda: None

Limited Public Comment: None

2. Request to purchase the vacant lot at 1917 Polly by Dan Van Acker for future use as non-residential property

Chairperson Schertzing requested to discuss agenda item 2 first to accommodate Mr. Van Acker's schedule.

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE PURCHASE OF THE VACANT LOT AT 1917 POLLY AVE, LANSING BY DAN VAN ACKER.

Chairperson Schertzing introduced Dan Van Acker. Mr. Van Acker stated the property would be before the City of Lansing Planning Board for re-zoning tomorrow. Comm. Bahar-Cook asked if NSP2 funding placed any restrictions on the sale. Executive Director Burdick stated he had received word from MSHDA that because there was less than \$25,000 of NSP2 funding had been used on the property, the Land Bank is free to sell the property without any NSP2 restrictions. Comm. McGrain asked if the City had issued a staff recommendation regarding the re-zoning. Mr. Van Acker stated he had spoken to Sue Stachiowak with the City and she felt there was no reason for the re-zoning to not be approved.

MOTION CARRIED UNANIMOUSLY.

1. Community Projects Update

Executive Director Burdick stated a neighborhood meeting to discuss the Paro Building would be held at the Allen Neighborhood Center on March 22<sup>nd</sup> from 1–3 pm. Chairperson Schertzing stated a regional deconstruction symposium facilitated by Delta Institute will be held April 24th. The Ingham County Treasurer will be hosting a series of community forums to discuss the tax foreclosure process on Thursday evenings in May.

3. Request from Dominic Luberto to list the two Eden Glen condos he purchased as rentals

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM BAHAR-COOK, TO ADOPT A RESOLUTION GRANTING DOMINIC LUBERTO'S REQUEST FOR A WAIVER OF THE OWNER OCCUPANCY COVENANT ON THE TWO EDEN GLEN CONDOMINIUM UNITS PURCHASED FROM THE LAND BANK.

Comm. Hope inquired about Mr. Luberto's experience managing rental properties. Executive Director Burdick stated Mr. Luberto was aware of tonight's meeting but was previously scheduled to be out of town. Mr. Burdick stated a letter from Mr. Luberto was included in the packet and that he was hesitant to speak for Mr. Luberto. Comm. McGrain asked if Mr. Luberto was delinquent to any local units of government. Executive Director Burdick stated Mr. Luberto was not delinquent at the time he purchased the units from the Land Bank. Comm. Bahar-Cook suggested granting a limited-term waiver.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO TABLE THE MOTION. MOTION CARRIED UNANIMOUSLY.

4. Resolution to enter into a Real Estate Services Agreement with CBRE – Martin to market the former Deluxe Inn commercial property

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION ENTERING INTO A REAL ESTATE SERVICES AGREEMENT WITH CBRE – MARTIN TO MARKET THE FORMER DELUXE INN SITE.

Comm. McGrain asked if the contract was for a twelve month period. Executive Director Burdick stated it is. Comm. Bahar-Cook asked what we were expecting to sell the property for. Executive Director Burdick stated the property has been appraised for \$400,000. Executive Director Burdick stated the contract had been reviewed by our attorney. Comm. Nolan asked if the fee was comparable to other commercial deals in the area. Executive Director Burdick stated he did not have exact figures, but felt that the 6.125% is fairly standard. Chairperson Schertzing stated vacant land sales are

usually around 10%. Comm. Bahar-Cook requested the adoption of the resolution be made subject to confirmation of the reasonableness of the compensation.

MOTION, AS AMENDED, CARRIED UNANIMOUSLY.

5. Resolution to authorize receipt of the \$500,000 MHCDF grant from MSHDA for the redevelopment of 124 and 140 E Ash Street, Mason

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION AUTHORIZING RECEIPT OF THE \$500,000 MDCDF GRANT FOR THE REDEVELOPMENT OF 124 AND 140 E ASH ST, MASON.

Executive Director Burdick stated MSHDA is requiring a resolution from this body stating that it is prepared to accept the award in order to prepare the exact grant language. Comm. McGrain expressed interest in seeing the final grant language when it is available.

MOTION CARRIED UNANIMOUSLY.

6. Resolution to enter into an agreement with the City of Lansing to utilize CDBG funds to provide technical assistance to the City related to housing rehabilitation

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO ADOPT THE RESOLUTION ENTERING INTO AN AGREEMENT TO PROVIDE TECHNICAL ASISSTANCE TO THE CITY OF LANSING.

Executive Director Burdick stated Land Bank staff to assist the City of Lansing CDBG program with specification writing for housing rehab projects and with contractor recruitment efforts. Comm. Bahar-Cook asked if our staff has time to provide these services. Executive Director Burdick stated that was his primary concern as well. It has been made clear to the City that staff will only be able to provide assistance as their schedule allows.

MOTION CARRIED UNANIMOUSLY.

7. Resolution to enter into an agreement with the City of Lansing to utilize CDBG funds to demolish eight (8) Land Bank owned residential structures

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK, TO ADOPT THE RESOLUTION ENTERING INTO AN AGREEMENT TO UTILIZE CDBG FUNDS TO DEMOLISH EIGHT (8) LAND BANK OWNED RESIDENTIAL STRUCTURES.

Comm. McGrain asked if we have had discussions with neighbors regarding these demolitions. Executive Director Burdick stated we have been in communication with the active members of the relevant neighborhoods. Executive Director Burdick stated many of these properties will be prime candidates for new construction projects after

demolition. The properties on this list have been identified because they have standing demolition orders, have long been issues for the City and these neighborhoods, and/or are extremely cost prohibitive to renovate.

AYES: Bahar-Cook, Hope, Nolan

NAYS: McGrain

MOTION CARRIED

8. Resolution to approve Crisis Communications Plan for the Ingham County Land Bank

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE CRISIS COMMUNICATIONS PLAN FOR THE INGHAM COUNTY LAND BANK.

Comm. McGrain thanked staff for incorporating the boards requested changes.

MOTION CARRIED UNANIMOUSLY.

9. ICLBA Public Relations – Update

Chairperson Schertzing stated the update was included in the board packet.

10. Property Maintenance, Renovation & Development

10a. Residential Property Update – Dashboard

Chairperson Schertzing stated the dashboard was included in the board packet. Comm. Nolan stated she thought some additional items would be included in the dashboard. Executive Director Burdick stated some of those additions will be included after staff concludes its property inspections; others are included on the other dashboards. Comm. Bahar-Cook requested the summary information from the additional dashboards be included in the property update dashboard.

10b. Garden Program Update – Dashboard

Chairperson Schertzing stated the update was included in the board packet.

10c. Completed and Pending Sales

Chairperson Schertzing stated the update was included in the board packet.

10d. General Legal Update - Counsel

Dave Stoker stated there were no legal issues to report.

11. Accounts Payable – February 2014

MOVED BY COMM. MCGRain, SUPPORTED BY COMM. HOPE, TO APPROVE THE ACCOUNTS PAYABLE FOR FEBRUARY 2014. MOTION CARRIED UNANIMOUSLY.

12. Chairman and Executive Director Comments:

Chairperson Schertzing stated he has heard that several board members may have a conflict with the next scheduled meeting on March 31, 2014. After discussion it was decided to cancel the meeting.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:29 p.m.

Respectfully submitted,  
Joseph Bonsall

**INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

March 25, 2014  
Minutes

Members Present: Comm. Bahar-Cook, Comm. Hope, Comm. McGrain

Members Absent: Eric Schertzing, Comm. Nolan

Others Present: Jeff Burdick

The meeting was called to order by Vice Chairperson Hope at 5:56 p.m. in the Caucus Room on the Third Floor of the Ingham County Courthouse, 341 S. Jefferson, Mason, MI 48854

Limited Public Comment: None

1. Resolution to enter into an agreement with the City of Lansing to utilize CDBG funds to rehabilitate housing and condo units owned by the Ingham County Land Bank

Commissioner McGrain inquired as to whether the CDBG funding requires that these housing units be purchased or rented to individuals making 80% or less of the area median income. Mr. Burdick replied that the completed homes and condo units could only be sold to individuals below the aforementioned 80% area median income level and noted that the intention is to sell these units but that renting is an option. Commissioner McGrain asked if this funding would result in all of the Land Bank-owned condo units in Eden Glen being rehabbed. Mr. Burdick replied that there would still be a couple of units that still need to be rehabbed.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. McGRAIN, TO APPROVE THE AGREEMENT BETWEEN THE INGHAM COUNTY LAND BANK AND THE CITY OF LANSING TO UTILIZE CDBG FUNDS TO REHABILITATE HOUSING AND CONDO UNITS OWNED BY THE LAND BANK.

Limited Public Comment: None

The meeting adjourned at 5:58 p.m.

Respectfully submitted,  
Jeffrey Burdick



April 30, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Gil White request for a \$6,000 donation towards a Placemaking project in the block of 2000 E. Michigan Avenue

Gil White is requesting \$6,000 in funding from the Ingham County Land Bank to help pay for the costs of a Placemaking demonstration project planned for the 2000 block of E. Michigan Avenue. This block has traditionally served as the commercial heart of that portion of Michigan Avenue that runs through the Eastside of Lansing. The project will provide basic elements of "people habitat" to create a more welcoming, engaging and comfortable environment for patrons, neighbors, and visitors. The project will involve placing seating (e.g., outdoor chairs, tables, benches,) planters, bike racks, umbrellas, banners, and street tree lighting. This project will create a more people-friendly gathering spot and strengthens the relationship between business owners on the block and the neighborhoods abutting the area. Significant outcome measures (surveys of businesses and customers) will be used to evaluate the effectiveness of this approach to community-building.

Mr. White first approached the Land Bank about this idea in the fall of 2013. The approved 2014 Land Bank budget included \$30,000 for "Community Projects/Studies". This project was taken into consideration when this budget amount was proposed by staff. One of the benefits of a project like this is that it allows, at a relatively low cost, the public to witness how Placemaking initiatives can lead to lively and vibrant communities.

The Allen Neighborhood Center is serving as a fiduciary to accept funding from PNC Bank in the amount of \$3,000 to support this project. In addition to potential Land Bank support, Mr. White has also enlisted the support of the Michigan State University School of Planning and Design, Scott Gillespie, the Lansing Neighborhood Council, the Lansing Board of Water and Light, and the various businesses located in the 2000 block of E. Michigan Avenue. This support is by way of donations of materials, installation of materials, and donation of funding.

**Staff Recommendation:** Staff recommends supporting this Placemaking project by reimbursing Gil White no more than \$5,000 for the cost of various purchased materials and elements to be used as part of the project.



INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO APPROVE REIMBURSING GIL WHITE UP TO \$5,000 FOR THE PURCHASE OF MATERIALS AND ELEMENTS TO BE USED IN THE 2000 BLOCK OF E. MICHIGAN AVENUE TOWARDS A PLACEMAKING PROJECT**

**RESOLUTION #14-08**

**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 Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into an intergovernmental agreement under the Act, with an effective date of October 21, 2005; and

**WHEREAS**, the County Board of Commissioners has appointed a Board of Directors consisting of five members, including the Ingham County Treasurer (ex officio) as Chair of the Board of Directors; and

**WHEREAS**, Gil White has requested financial reimbursement from the Land Bank towards the purchasing of materials to be used in a Placemaking project planned for the 2000 block of E. Michigan Avenue; and

**WHEREAS**, the Ingham County Land Bank recognizes Placemaking as an important tool in creating vibrant commercial corridors where people want to live, work and play;

**THEREFORE BE IT RESOLVED**, that the Authority approves providing reimbursement to Gil White of no more than \$5,000 towards the purchase of materials and elements that will be part of this Placemaking project.

YEAS:

NAYS:

ABSENT:



April 30, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: St. Matthew AME Church request to purchase the Land Bank vacant lot on W. Maple Street

St. Matthew AME Church, located at 522 W. Maple Street in Lansing, has submitted a statement of interest form to the Land Bank to purchase a vacant lot in between two properties the church owns on W. Maple Street. This vacant lot was purchased by the Land Bank for the back taxes owed (approximately \$1,200) in 2007. The Land Bank has accrued more than \$800 in additional costs through mowing and snow removal since it took ownership of the property. The property is located on the north side of W. Maple Street, just east of N. Pine Street. It is in between the church and a house that the church owns. A map and picture of the property has been included in your packet.

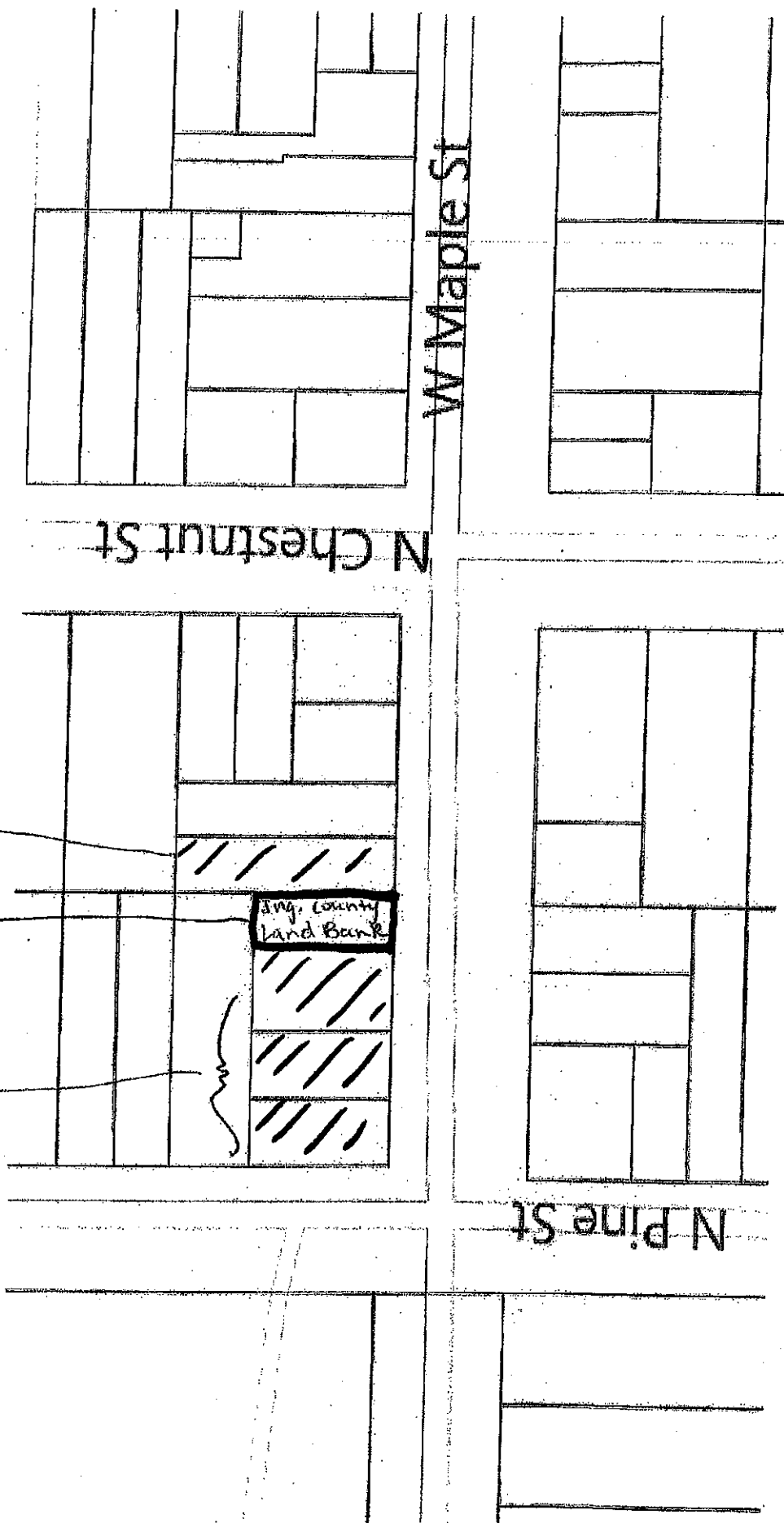
A letter from John H. Burns II, the pastor of St. Matthew, is also included in your packet. In this letter, Pastor Burns states that the church wishes to use this property for outdoor revivals, community picnics, and other outdoor church functions. He also states that the church has maintained this property since 1992. Because of this, he is offering to purchase the property for \$750. The Land Bank has set a price of \$1,443, based on its established fair market value formula of \$0.53/square foot for vacant lots that are developable. The Land Bank's Priorities, Policies and Procedures state that property transfers to tax-exempt entities require Board of Director approval.

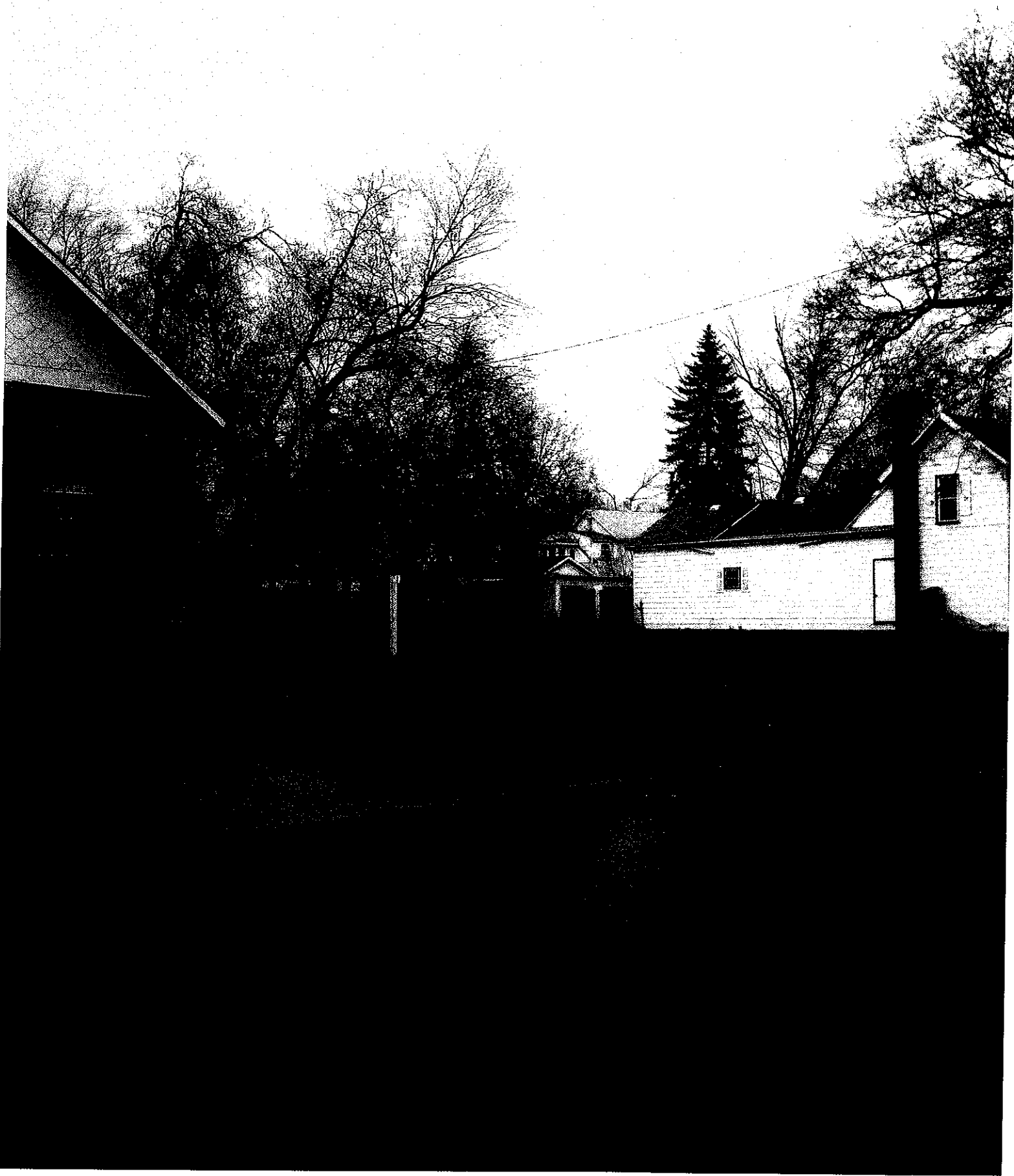
**Staff Recommendation:** Staff recommends approval of the sale of the vacant lot on W. Maple Street (33-01-01-09-304-091) to St. Matthew AME Church for \$1,443.00.

Church

ICLB Lot

Church





St. Matthew A.M.E. Church Addendum

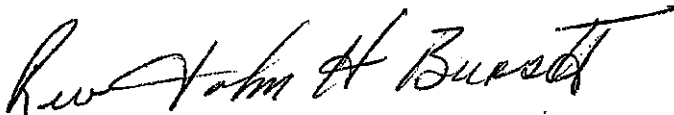
April 8, 2014 9:07 a.m.

This parcel of land separates the four parcels currently owned and maintained by our church. We have maintained this property since 1992, cutting the grass, weeding it, removing shrubs and small trees in the Spring and Summer, shoveling the snow in the Winter, and removing debris throughout the year. We have utilized this property for outdoor revivals, vacation Bible school, and community picnics. People have used it for parking and we have had to remove abandoned cars from the property from time to time. Based on our continued use and maintenance we have been made aware of a legal proceeding entitled "Adverse Possession". We are not really interested in engaging the County in any long drawn out legal proceedings. Rather we would like to purchase this small parcel of land for a reasonable price (recognizing you may have some expenses to recover) and continue to legally utilize this land as we have in the past decades. We are a small congregation that continues to serve this community and do appreciate the consideration you give us in acquiring this land.

St. Matthew A.M.E. Church Addendum

April 16, 2014 10:45 a.m.

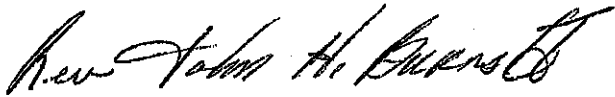
We received your offer to sell this plot of land to the church for One thousand, Four hundred Forty-three dollars (\$1,443.00). We thank you for agreeing to sell this land and are interested in moving to closing. We are however concerned with the purchase price and would like to make a counter offer of Seven hundred Fifty dollars (\$750.00). Our reasoning is that we have maintained this parcel of land since 1992 by cutting the grass, removing shrubs and debris, as well as snow removal in the winter. This land is adjacent to the church parsonage and attached to our eastside parking lot. We are vested in the upkeep and appearance of this property. As good neighbors, the upkeep of this property is a daily reality for us. We have paid a member Eighty dollars (\$80.00) per month to cut the grass and remove the snow. We have annual clean-up of the properties. As stated above we use this portion of land for Vacation Bible School, community picnics, and parking. Based on our out of pocket expense and the upkeep of this parcel we are asking you to accept this offer of \$750.00 for purchase.

A handwritten signature in black ink, reading "Rev. John H. Burns II". The signature is written in a cursive, flowing style.

Rev. John H. Burns II, Pastor

St. Matthew A.M.E. Church Addendum

This parcel of land separates the four parcels currently owned and maintained by our church. We have maintained this property since 1992, cutting the grass, weeding it, removing shrubs and small trees in the Spring and Summer, shoveling the snow in the Winter, and removing debris throughout the year. We have utilized this property for outdoor revivals, vacation Bible school, and community picnics. People have used it for parking and we have had to remove abandoned cars from the property from time to time. Based on our continued use and maintenance we have been made aware of a legal proceeding entitled "Adverse Possession". We are not really interested in engaging the County in any long drawn out legal proceedings. Rather we would like to purchase this small parcel of land for a reasonable price (recognizing you may have some expenses to recover) and continue to legally utilize this land as we have in the past decades. We are a small congregation that continues to serve this community and do appreciate the consideration you give us in acquiring this land.

A handwritten signature in cursive script, reading "Rev. John H. Burns II". The signature is written in dark ink and is positioned above the printed name.

Rev. John H. Burns II, Pastor

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO APPROVE THE SALE OF A VACANT LOT TO ST. MATTHEW AME CHURCH, A TAX EXEMPT ENTITY**

**RESOLUTION #14-09**

**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 lot in Lansing, Michigan (33-01-01-09-304-091) in 2007 through purchase for the amount of property taxes owed on the property; and

**WHEREAS**, this property surrounded on two sides by property owned by St. Matthew AME Church, the interested purchaser; and

**WHEREAS**, the proposed sale price is \$1,443.00; and

**WHEREAS**, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of Tax Exempt property which require board approval;

**THEREFORE BE IT RESOLVED**, that the Authority authorizes the transfer of the property with a parcel ID number of 33-01-01-09-304-091 to St. Matthew AME Church.

AYE:

NAY:

ABSENT:



April 30, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

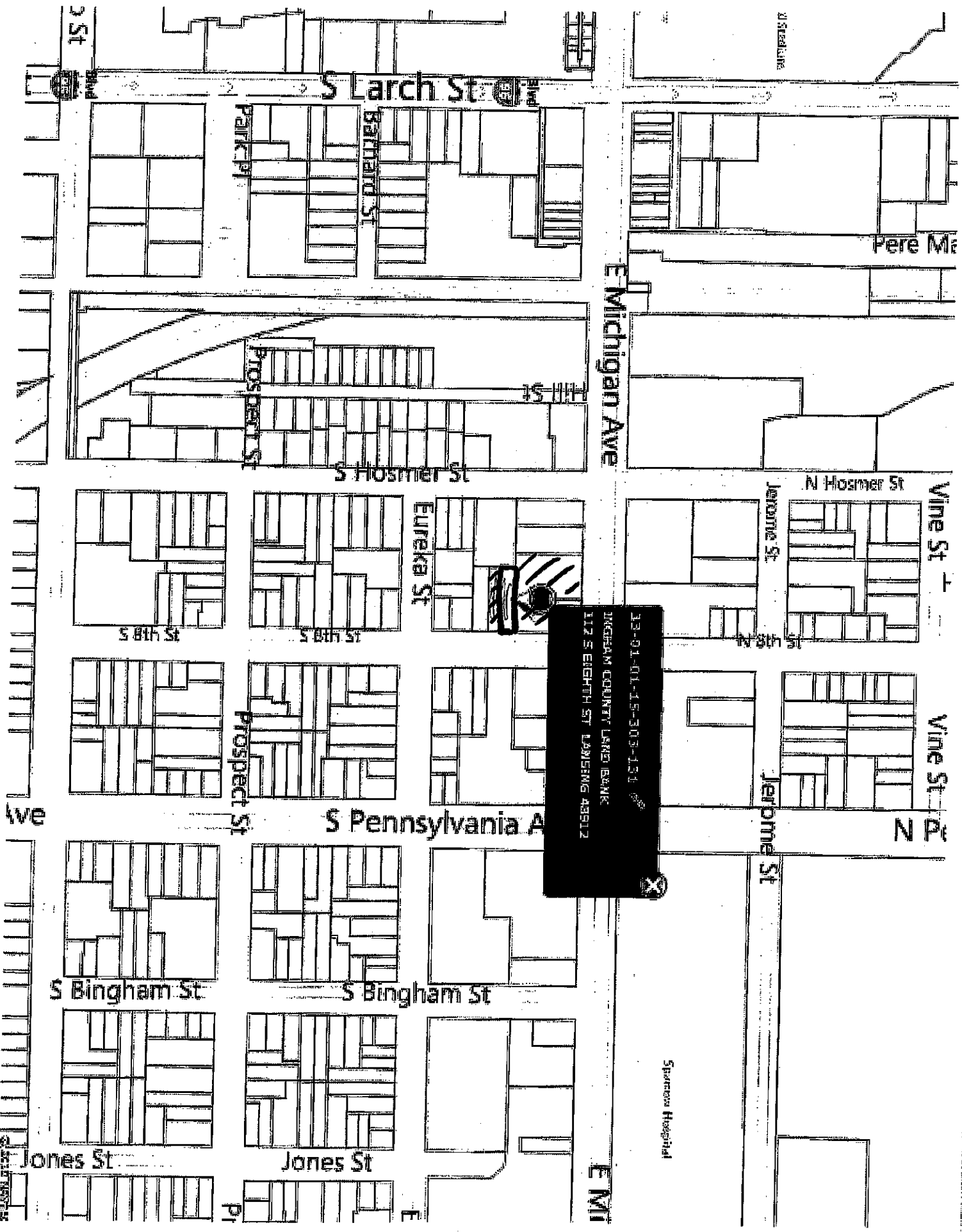
Subject: Gorsline Runciman Funeral Home request to purchase the house at 112 S. Eighth Street to demolish

Gorsline Runciman Funeral Home, located at 900 E. Michigan Avenue in Lansing, has submitted a statement of interest form to the Land Bank to purchase the house at 112 S. Eighth Street. The Land Bank received title to this house in December 2011 through the tax foreclosure process. It is currently vacant and located in between two parking lots owned by the funeral home. Through previous assessments, Land Bank staff determined that it would not be cost effective to rehab this home. It has been used in the past by the Lansing Police Department for training exercises. The house is located on property zoned J (Parking District) by the City of Lansing. A location map, picture, and zoning map have been included in your packet for review.

Upon purchasing the property from the Land Bank, the funeral home intends to tear down the house in order to increase the size of their parking lot. An estimate of demolition costs from Mint City Excavating, Inc., which was procured by the funeral home, is also included in your packet. The Land Bank has set a price of \$2,886.00, based on its established fair market value formula of \$0.53/square foot for vacant lots that are developable. The proposed purchase offer includes a condition that, upon conveyance, the buyer agrees to demolish the structure within 120 days or the title of the property shall revert to the Land Bank and the buyer shall forfeit all considerations paid. The Land Bank's Priorities, Policies and Procedures state that property transfers for non-residential purposes require Board of Director approval.

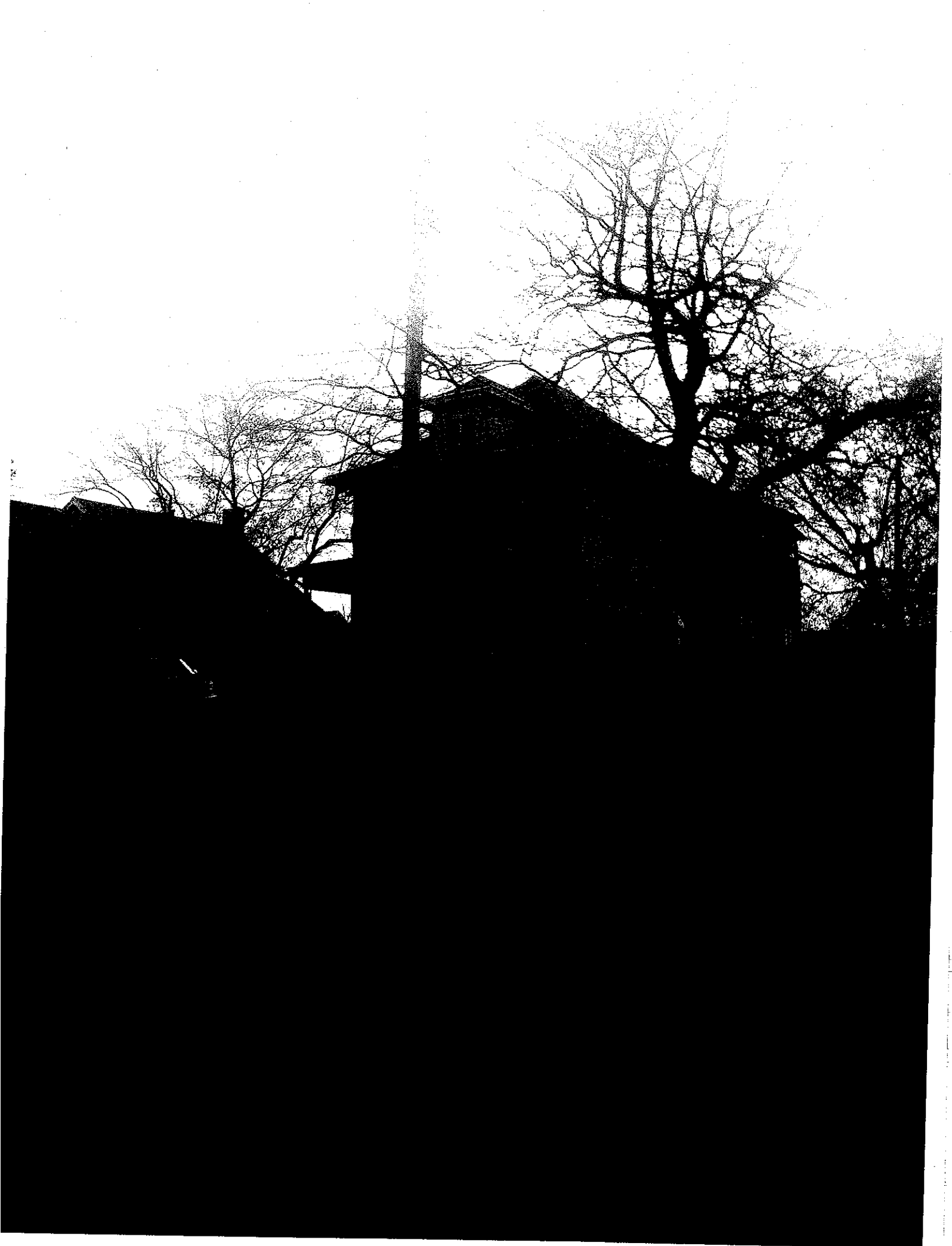
**Staff Recommendation:** Staff recommends approval of the sale of 112 S. Eighth Street to Gorsline Runciman Funeral Home for \$2,886.00.





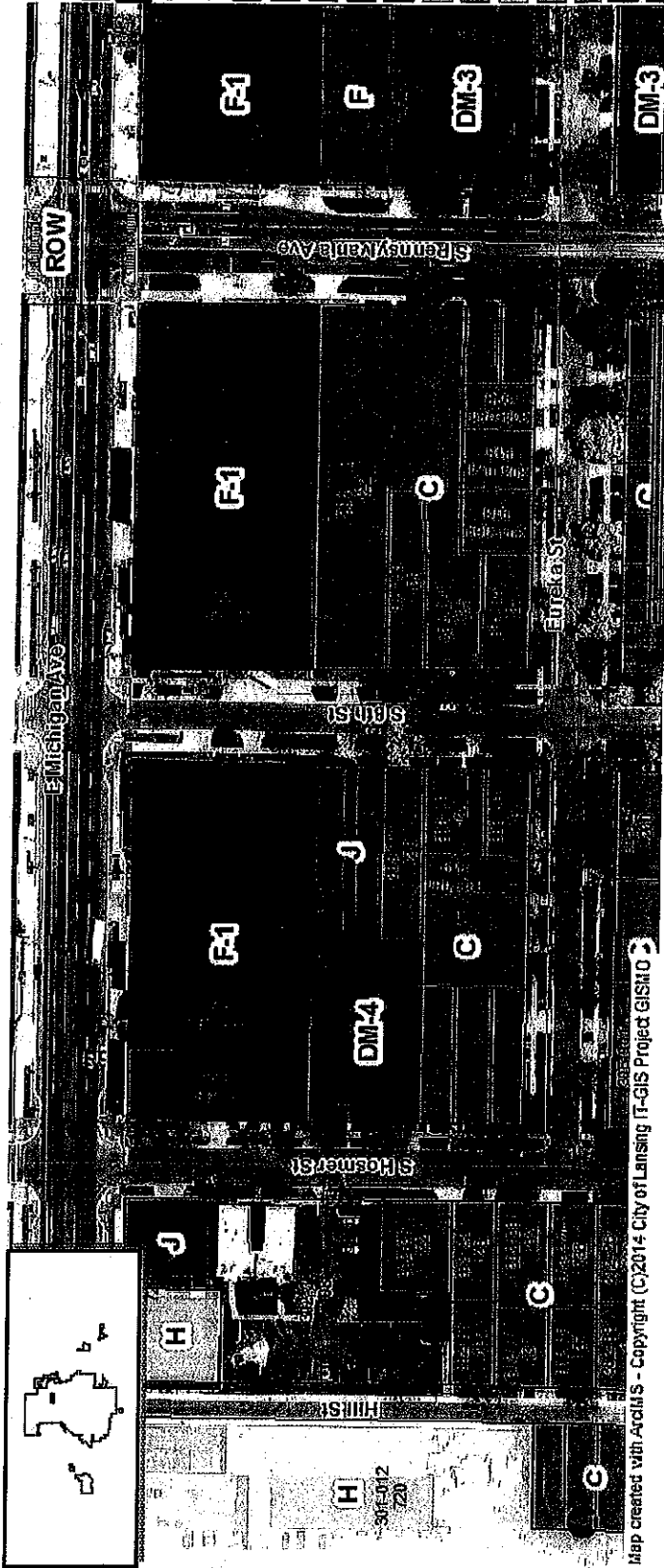
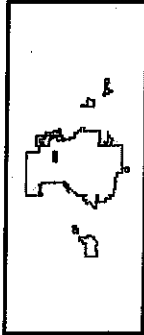
33-01-01-15-303-131  
JACKSON COUNTY LAND BANK  
112 S EIGHTH ST. LANSING 48202

Spencer Hospital



PROPERTY INFORMATION

Back to GISMO Home



Legend

- Parcels
- City Boundary
- Highways
- Streets
- Rivers
- A Residential
- B Residential
- C Residential
- NONE
- CUP Commu
- D-1 Professik
- D-2 Resident
- DM-1 Reside
- DM-2 Reside
- DM-3 Reside
- DM-4 Reside
- E-1 Apartmer
- E-2 Local Sh
- F Commercie
- E-1 Commer

Map created with ArcGIS - Copyright (C)2014 City of Lansing IT-GIS Project GISMO 2

J = Parking Zoned

**1278.01. Intent.**

The intent of the J Parking District is to permit the establishment of areas to be used solely for the off-street parking of private passenger vehicles as a use incidental to a principal use. The District will generally be provided by petition or request to serve a use district which has developed without adequate off-street parking facilities.

**1278.02. Principal uses permitted.**

In a J Parking District, the following principal uses are permitted:

- An off-street surface parking lot used solely for the parking of private passenger vehicles for periods of less than one day; and
- An off-street parking structure used solely for the parking of private passenger vehicles for periods of less than one day.

**1278.03. Uses permitted subject to special conditions.**

- (a) The conditional uses in this section shall be permitted in a J Parking District, if the dimensional requirements in Sections 1278.05 to 1278.09, the landscaping, screening and buffering requirements described in Chapter 1290, the conditions imposed by this section, and all local, State and Federal laws are met.
- (b) An attendant's shelter, which meets the following conditions, shall be permitted in a J Parking District:
  - (1) The structure shall not contain more than 20 square feet in area.
  - (2) The maximum height of the attendant's shelter shall not be greater than 15 feet.
  - (3) The attendant's shelter shall be located at least 20 feet from the front lot line.
- (c) Signs designating entrances, exits and conditions of use which meet the following conditions shall be permitted in a J Parking District:
  - (1) Only one sign shall exceed three square feet, but shall not exceed six square feet.
  - (2) The sign shall not cause a traffic hazard.
- (d) An on-premise accessory free-standing sign which meets the following conditions shall be permitted in a J Parking District:
  - (1) Not more than one accessory free-standing sign on a lot shall be permitted in a J Parking District.
  - (2) The location of the sign shall be approved by the Planning Division.

**1278.04. Special land uses.**

- (a) All land uses described in this section may be permitted by Council in accordance with the procedures and conditions described in Chapter 1282, if the conditions described in this section for each use are met, and if all Federal, State and local laws are met.
- (b) Commercial uses may be permitted on the first floor of an off-street parking structure in a J

**INGHAM COUNTY LAND BANK**  
**Vacant Land (Demolition)**

**OFFER TO PURCHASE REAL ESTATE**

Dated \_\_\_\_\_ 20\_\_\_\_ A.M/P.M

**1. BUYERS OFFER**

The undersigned, \_\_\_\_\_ and \_\_\_\_\_  
(Please print as you wish names to appear on final papers)

hereinafter called The BUYER, HEREBY OFFERS TO BUY FROM Ingham County Land Bank Fast Track Authority (sellers) THE FOLLOWING PROPERTY

Commonly known as: 112 S. Eighth Street, Lansing, MI 48912  
(Address)

also described as: N ½ LOT 7 BLOCK 5 GREEN OAK ADD

Property tax ID number: 33-01-01-15-303-131 subject to any existing building and use restrictions, zoning ordinances, and easements for the sum of:

Two Thousand, Eight Hundred and Eighty Six Dollars (\$2,886.00) and closing costs.

**2. THE TERMS OF PURCHASE SHALL BE CASH.** Payment of such money shall be made in cash, certified check, or bank money order for the full purchase price upon execution and delivery of Warranty Deed.

**3. Other Provisions:** ☐ SEE ITEM 22 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. ALL IMPROVEMENTS AND APPURTENANCES ARE INCLUDED** in the purchase price, including now in or on the property, the following: T.V. antenna and complete rotor equipment; lighting fixtures and their shades; utility structures; all plantings; fence(s)

**Additional Items:** ☐ NONE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. TAXES FOR THE PURPOSE OF THIS AGREEMENT: Real estate taxes billed before the close of sale are to be paid by the seller. The buyer shall pay all real estate taxes billed on or after close of sale. Real estate taxes shall be prorated on a calendar year basis with the Seller charged from January 1 to the date of closing. If the current tax bills are not yet issued, the tax amount will be estimated by using the millage rate and taxable value at the time of closing.

Any unbilled public improvements/special assessments outstanding at the time of closing shall be the responsibility of the Buyer. Seller shall pay any current municipal charges for water and sewage to the date of occupancy.

PRORATED ITEMS: Interest, rents, association fees, if any, will be prorated to the date of closing

Additional items: ☐ NONE

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Subject to the foregoing prorations, delinquent real estate taxes and current installments of special assessments, except perpetual assessments, (i.e. garbage; lighting, fire protection.), which are billed on or before the closing date, shall be paid by the Seller. Real estate taxes billed after the date of closing shall be the responsibility of the Buyer.

6. Escrow closing fee to *Capital Fund Title Services, LLC* to be split by both parties.  
(NOTE: the closing fee DOES NOT include other miscellaneous closing costs.)

7. SALE TO BE CLOSED no later than: \_\_\_\_\_

8. OCCUPANCY TO BE GIVEN zero (0) days after close of sale, subject to right of present tenants, if any. From the date of closing to the date of vacating Seller shall pay the sum of zero Dollars (\$0.00) per day to Buyer. These funds are to be handled directly between the Buyer and Seller outside of closing. Any utilities shall remain in the name of the Seller until time of vacating and Seller shall be responsible for all of those utilities. Buyer shall assume all risk for loss or damage to the premises not caused by act of Seller during the period of time Seller occupies the premises following the date of closing.

9. If the property herein is a split from a larger parcel of land. "The grantor grants to the grantee the right to make zero (0) division(s) under Section 109 of the Land Division Act, Act No. 288 of the Public Acts of 1967". Sellers acknowledge that seller is aware of seller's obligation to timely file Michigan Department of Treasury form L04260A with the Assessor of the City or Township in which the land is located.

10. FOR VALUABLE CONSIDERATION, BUYER gives the above named Seller 15 days to accept this offer and agrees that this offer when signed by both Buyer and Seller will constitute a binding agreement upon them and herewith deposits with the Seller One ----- and 00/100ths Dollars (\$1.00), evidencing Buyer's good faith. Said deposit shall be applied toward the purchase price upon consummation of this agreement.

#### **GENERAL CONDITIONS**

11. All services and expenses related to but not limited to matters of survey, credit report, zoning, solid boring, franchising, use permits, drain easements, rights of way, etc. are to be secured and paid for by the Buyer unless otherwise specified as set forth in Paragraph 3 or 22 hereof, or any addendum hereto.

12. Seller shall provide and be responsible for any necessary fire and extended coverage insurance until sale is closed. Buyer if required shall provide and be responsible for fire and extended coverage insurance as of the closing.

13. PRORATIONS: Rent and insurance, if assigned, interest on any existing land contract, mortgage or other lien assumed by the Buyer, and City and County taxes as outlined in Paragraph 5 shall be adjusted to the date of closing of the sale.

14. SELLER'S will provide a commitment for an ALTA Homeowner's Policy of Title insurance issued by *Capital Fund Title Services, LLC* in an amount not less than the purchase price, without expense to the Buyer, unless otherwise agreed.

15. IF THE CLOSING OF THE SALE IS DELAYED because of surveying or title defects, which can readily be corrected, the time of closing shall be extended up to thirty (30) days.

16. If this offer is not accepted, title is not marketable or insurable, or if the terms of purchase are contingent upon Buyer obtaining a new mortgage and should fail to obtain such, or if sale is on contract subject to the sale of such contract and such sale should fail, or any other contingency shall be specified which cannot be met, buyers good faith deposit shall be refunded forthwith. In the event of default by Buyer, all deposits made hereunder may be forfeited to Seller as liquidated damages for the failure of Buyer to perform his agreement, or Seller may elect to retain such deposits as part payment of the purchase price and pursue his legal or equitable remedies against Buyer.

17. The covenants herein shall be binding upon the inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto

18. This agreement and the agreed upon Declaration of Restrictive Covenant supersedes any and all understandings and agreements and constitutes the entire agreements between the parties hereto and no oral representations or statements shall be considered a part hereof. Buyer acknowledges that he has inspected the premises covered hereby and that he accepts it in its present condition except as may be specified herein. This agreement maybe modified only in writing-signed by all parties.

19. STATE AND COUNTY REAL ESTATE TRANSFER TAX. The SELLER will be charged at closing, unless otherwise agreed upon, for the county real estate transfer tax/revenue stamps (\$.55 per \$500.00 base on the Sale Price) and the state real estate transfer tax/revenue stamps (\$3.75 per \$500.00 base on the Sale Price) at the time of closing (if any transfer taxes apply to this transaction)

20. MAINTENANCE: Between the date of the contract and the date of the closing, the property, including lawn, shrubbery, pool (if any) and snow removal shall be maintained by the Seller in the condition as it existed as of the date of the contract, ordinary wear and tear excepted.

21. It is agreed by the parties to this agreement, that as required by law, discrimination because of race, creed, color, national origin, sex, marital status, religion, age or handicap by said parties, in respect to the sale or lease of the subject property, is prohibited.

22. ADDITIONAL CONDITIONS IF ANY: ☐

As a condition of this conveyance, Buyer agrees to demolish the house on the premises within a reasonable time. In the event that the structure is not demolished within 120 days of the date of this conveyance, title to the premises shall revert to the seller, and buyer shall forfeit all considerations paid.

In addition to the above conditions, Buyer agrees to not consolidate this property with their adjacent property for a period of five (5) years of the date of this conveyance.

23. RECEIPT IS ACKNOWLEDGED BY BUYER OF A COPY OF THIS AGREEMENT.

In the Presence of: DATE \_\_\_\_\_, 20\_\_ A.M/P.M

X \_\_\_\_\_ X \_\_\_\_\_ BUYER

X \_\_\_\_\_ X \_\_\_\_\_ BUYER

BUYERS ADDRESS \_\_\_\_\_

Phone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

24. THE FORGOING OFFER IS HEREBY ACCEPTED with these additional conditions: ☐ NONE

25. SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

In the Presence of: DATE \_\_\_\_\_, 20\_\_ A.M/P.M

X \_\_\_\_\_ X \_\_\_\_\_ SELLER

X \_\_\_\_\_ X \_\_\_\_\_ SELLER

SELLERS ADDRESS: 422 Adams Street, Lansing, Michigan, 48906

Phone: (517) 267-5221 Fax: (517) 267-5224

26. RECEIPT IS HEREBY ACKNOWLEDGED BY BUYER of the Seller's acceptance of Buyer's offer. In the event Seller's acceptance was conditioned upon changes as set forth above or set forth in attached addendum, The Buyer agrees to accept said changes, all other terms and conditions remain unchanged.

In the Presence of: DATE \_\_\_\_\_, 20\_\_ A.M/P.M

X \_\_\_\_\_ X \_\_\_\_\_ BUYER

X \_\_\_\_\_ X \_\_\_\_\_ BUYER



**Mint City Excavating, Inc**

6700 S Chandler Rd

St. Johns, MI 48879

Office: 989-224-2482

Cell: 517-204-5062

**Estimate**

Date	Estimate #
2/11/2014	1312

Name / Address
Gorsline Runciman 900 E. Mich Ave Lansing, Mi 48917

Project
112 Eight st lansing Mi.

Item	Description	Qty	Cost	Total
Demolition	Demolition of house and foundation,remove all from site, backfill with clean class 2 sand to surrounding grade.		11,500.00	11,500.00
Permits	Demo and sewer cap off permits.		220.00	220.00
	Gas,electric and water disconnection must be ordered and pay for by owner.			
	Not included:Topsoil,seed, mulch,asbestos survey or removal of.			
	Sales Tax		6.00%	0.00
<b>Total</b>				<b>\$11,720.00</b>

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO APPROVE THE SALE OF 112 S. EIGHTH STREET TO GORCLINE RUNCIMAN FUNERAL HOME FOR NON-RESIDENTIAL PURPOSES**

**RESOLUTION #14-10**

**WHEREAS**, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (the Act) establishes the State Land Bank Fast Track Authority; and

**WHEREAS**, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority (the "Authority") to exercise those functions; and

**WHEREAS**, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and

**WHEREAS**, the Ingham County Land Bank Fast Track Authority received title a vacant residential house at 112 S. Eighth Street in Lansing, Michigan in December 2011 through the tax foreclosure process; and,

**WHEREAS**, this house is surrounded on two sides by property owned by Gorsline Funeral Home, the interested purchaser, that is used as a parking lot for the funeral home; and

**WHEREAS**, the interested purchaser wishes to demolish the house upon purchasing it; and

**WHEREAS**, the property is zoned 'J' by the City of Lansing, which is considered a Parking District per Lansing's Zoning Ordinance; and

**WHEREAS**, the purchaser shall demolish the house within 120 days after purchase, or the title to the property shall revert to the Land Bank and the purchaser shall forfeit all considerations paid; and

**WHEREAS**, the purchase price for the property shall be \$2,886; and

**WHEREAS**, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of property to be used for non-residential purposes which require board approval;

**THEREFORE BE IT RESOLVED**, that the Authority authorizes the transfer of the property to Gorsline Runciman Funeral Home.

AYE:

NAY:

ABSENT:



April 30, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Request to purchase 509 W. Columbia Street, Mason, MI by Scott Karkau

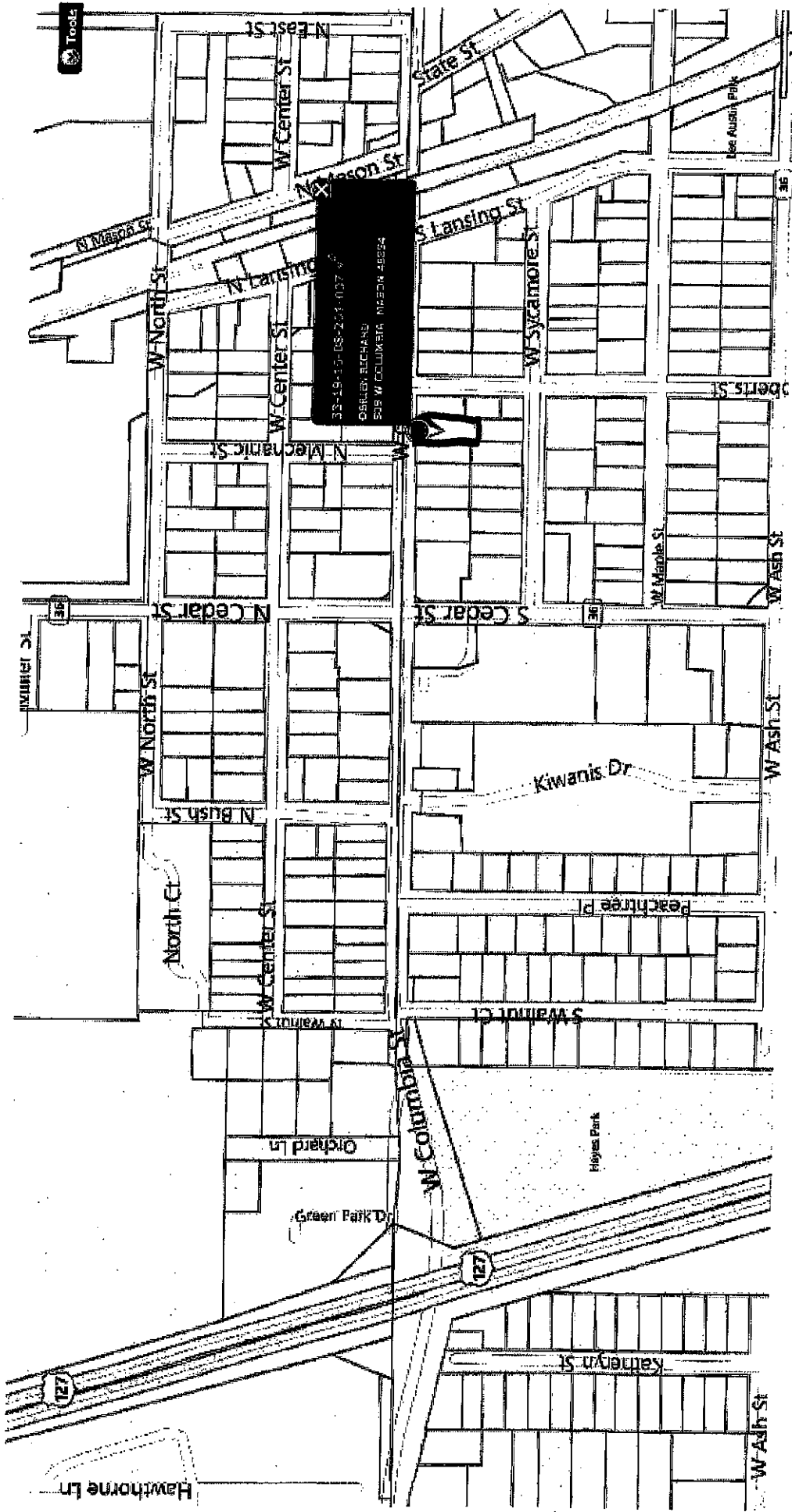
Scott Karkau, who resides at 374 Harper Road in Mason, Michigan, has signed a purchase agreement to buy the Land Bank-owned duplex home located at 509 W. Columbia Street in Mason, Michigan. Mr. Karkau intends to fully rehabilitate the house and then sell the property on a land contract to an already identified buyer who will reside in the lower level and rent out the upper level. The Land Bank's Policies, Priorities, and Procedures state that residential land transfers shall not be used as rental properties. It further states that any deviations from policies must be approved by the Land Bank's Board of Directors.

In your packet, you will find a location map, copy of the purchase agreement, the letter from Mr. Karkau stating his intentions, and a property condition report completed by Linda Horak (Land Bank staff member). In her report, Ms. Horak stated that this house has significant structural issues and, to bring rehab it to Land Bank standards, could cost well over \$100,000. Based on this report, the Land Bank would not find it feasible to rehab and would strongly consider demolition if funding became available.

Mr. Karkau has shown interest in this property since last summer and has met Land Bank staff to tour the inside of the structure. He is the owner of the duplex immediately next door, which he rents. The Land Bank had the property appraised by Kelly Appraisal Company and the property, in its current condition, appraised at \$10,000. The appraisal also stated that, if the property was rehabilitated using Land Bank standards, it would be worth \$145,000.

This property is located in the City of Mason, which is better equipped to oversee the proper renovation of a home than Lansing, which is overwhelmed with substandard residential structures. Because of this, Land Bank staff is comfortable selling this property to Mr. Karkau without utilizing a performance credit approach.

**Staff Recommendation:** Staff recommends approval of the sale of 509 W. Columbia Street, Mason to Scott Karkau for \$9,000.00.



Scott & Annette Karkau  
374 Harper Rd.  
Mason, Michigan 48854

March 7, 2014

Ingham County Land Bank  
Rawley VanFossen  
422 Adams Street  
Lansing, MI 48906  
vanfoss5@msu.edu

RE: 509 West Columbia Street, Mason MI

Dear Mr. VanFossen:

We are interested in purchasing 509 West Columbia Street, Mason Michigan. You should have received an Offer to Purchase yesterday from Remax Real Estate on our behalf.

Our intentions for the property is to install a new roof, two new furnaces, two new water heaters, repair the plumbing, bring the electrical up to code and repair the foundation and remodel the interior. When completed I plan to sell the property on a land contract to a buyer who will reside in the lower level and rent out the upper level (initially to their daughter). We have an interested family who cannot get a typical mortgage.

We too promote home ownership. We believe it is better for our community. This arrangement is a win for us an a win for this family who would not be able to purchase a home otherwise.

Our offer is a cash offer. We would be able to close 10 days after you accept our offer.

Please feel free to contact me with any questions.

Sincerely,

Scott & Annette Karkau

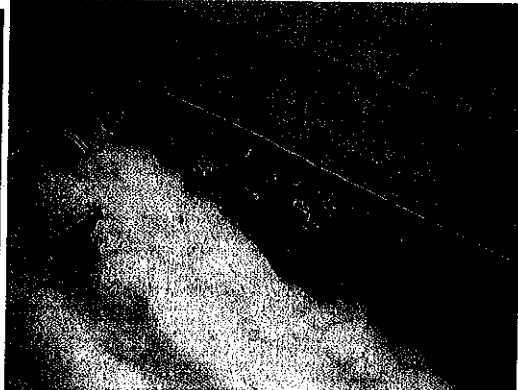
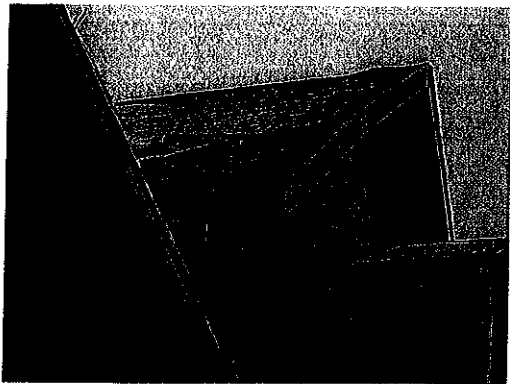
RECEIVED  
MAR 07 2014  
BY: *[Signature]*

**Condition Report for:**  
**509 W Columbia Road, Mason MI**  
**January 22, 2014**

This home was built in 1900 as a single family residence. It has a Michigan Basement under most of the home. A one story addition was added to the back at some point. It has been divided into three units – two on the lower level and one (presumed) on the upper level. The upper level was inaccessible because of the snow/ice build up on the open stairs. It appears from the number of mailboxes and electrical sockets that the upstairs has not been used for occupancy for some time.



Exterior condition of the home is poor. To spite significant snow cover, loose, curling and missing shingles can be noted. The foundation has voids in several spots where rocks used to be and many areas have missing mortar and stones. Some repairs appear to have been made but have since failed. The eaves in the rear of the home are open and accessible to animals (squirrels, bats, etc.).



The interior condition of both lower level units is poor at best. Structural concerns include bowing and heaving of the floors which impact the ability to open the entry door in one unit and leaves the unsuspecting visitor the feeling of walking downhill in the other unit; falling plaster from ceilings and walls indicating water infiltration. Both units also have deteriorated windows and doors, damaged walls and ceilings from previous occupants; and an overall poor layout that makes them less than desirable.



The interior of the upper unit was not inspected. It appears that this unit has old wood windows, although not original to the house, while the units downstairs have had most of their windows replaced with low quality vinyl replacement windows. There were no architecturally significant features in the home other than several archways into adjoining rooms – one of which now houses a bathtub.

The basement was inaccessible at the time of inspection. It appears that the only way in is through an exterior Bilco-style wood door that was covered with snow.

**Cost Breakdown:**

Roof	\$10,000
Foundation	\$20,000 to \$40,000+
Plaster/drywall	\$10,000 to \$15,000
Kitchens/baths	\$11,000
Paint	\$ 6,000
Floor covering	\$ 5,000 to \$7,000
Windows/Doors	\$ 7,000 to \$9,000
Mechanical	\$ 6,000
Plumbing	\$ 6,000
Electrical	\$12,000
Misc	\$10,000 to \$18,000
Siding (optional)	\$ 8,000 to \$10,000

**Summary:**

I have serious concerns that the structural integrity of the home has been compromised through neglect and misuse. A 'moderate' rehab to return this structure to a generally accepted inhabitable space and keeping it multifamily would be in excess of \$100,000. To return this home to a single family dwelling that compliments neighboring structures would be in excess of \$150,000.





# GREATER LANSING ASSOCIATION OF REALTORS®

## UNIFORM BUY & SELL CONTRACT - PART 1



Date 3-6-14 **PAGE 1 OF 4**  
 SELLING OFFICE Remax Real Estate Prof. G.R.V. 999-2675 877-334-1685 1023  
 (Member of Greater Lansing Association of REALTORS®) TELEPHONE FAX Broker #

LISTING OFFICE Ingham County Land Bank 267-5221 267-5224  
 (Member of Greater Lansing Association of REALTORS®) TELEPHONE FAX Broker #

1. **BUYER** Scott Karkau and a married man  
 [Print Buyer's name(s) as should appear on final documents]  
 spouse or other called the BUYER, OFFERS TO BUY FROM SELLER the following:
2. **PROPERTY** situated in the City/Twp. of Mason County of Ingham Michigan,  
 located at: 509 W Columbia Mason MI 48854  
 and legally described as: LOT 8 & N 1 RD of LOT 17, Block 55,  
SEC 8 T2N R1W City of Mason, Ingham County

MLS #(s) \_\_\_\_\_ Permanent Parcel #(s): 33-19-10-08-201-007

Subject to any existing building and use restrictions, zoning ordinances, and easements, if any. The Property includes all buildings; GAS, OIL, AND MINERAL RIGHTS OWNED BY SELLER; all attached fixtures such as carpeting and linoleum; mirrors; complete lighting and fan fixtures; window treatment hardware/rods; window shades and blinds; screens, storm windows and doors; stationary laundry tubs; heating and air conditioning equipment; water heater, water softener (unless rented), water pump and pressure tank; sump pump; TV antenna, complete rotor equipment, satellite dish and controls; garage door opener and controls; attached work benches; all attached shelving; stationary outdoor grills; all support equipment for in-ground pools; detached storage buildings; fireplace doors and screens; built-in appliances; mail box; all plantings; underground sprinkling system, water pumps and timers; fences; fuel storage tanks (unless rented) and fuel in tanks; awnings; basketball hoop/backboard; outdoor play equipment; EXCEPTIONS OR ADDITIONS:

None

3. **AGENCY DISCLOSURE:** THE UNDERSIGNED BUYER AND SELLER EACH ACKNOWLEDGE THAT THEY HAVE READ AND SIGNED THE DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS. THE SELLING BROKER/SALESPERSON IS ACTING AS (check one): ☐ AGENT/SUBAGENT OF THE SELLER  
☒ BUYER'S AGENT ☐ DUAL AGENT (with written, informed consent of both BUYER and SELLER)  
☐ OTHER:
4. **PRICE:** THE SALE PRICE WILL BE NINE THOUSAND EXACTLY DOLLARS  
 (\$ 9,000.00)
5. **METHOD OF PAYMENT:** ALL MONIES MUST BE PAID IN U.S. FUNDS IN THE FORM OF CERTIFIED CHECK, CASHIER'S CHECK, OR BANK MONEY ORDER. The sale will be completed by the following method:  
☒ CASH. The full price upon delivery of a warranty deed (in the form of CERTIFIED CHECK, CASHIER'S CHECK, OR BANK MONEY ORDER).  
☐ NEW MORTGAGE. The full price upon delivery of a warranty deed. This Contract is contingent on BUYER'S ability to obtain a \_\_\_\_\_ year mortgage in the amount of \$ \_\_\_\_\_ or \_\_\_\_\_ % of the sale price.  
☐ BUYER will formally apply for loan within \_\_\_\_\_ business days after SELLER'S acceptance, or ☐ BUYER has formally applied for a mortgage loan and is conditionally preapproved. If BUYER fails to deliver to SELLER acceptable evidence of formal loan approval for the above designated property on or before \_\_\_\_\_ SELLER may cancel this Contract. Sale will be completed upon delivery of a warranty deed.  
☐ LAND CONTRACT. \$ \_\_\_\_\_ down payment upon BUYER and SELLER signing a Greater Lansing Association of REALTORS® Land Contract (latest revision), or other form specified below. BUYER will pay monthly installments (principal and interest) of \$ \_\_\_\_\_ or more, including annual interest of \_\_\_\_\_ %, beginning \_\_\_\_\_ days after Closing; and in addition:  
☐ 1/12 of SELLER'S estimate of annual real estate taxes will be paid by BUYER each month by: \_\_\_\_\_ add back \_\_\_\_\_ escrow;  
 OR ☐ real estate taxes will be paid by BUYER. BUYER will pay the entire balance within \_\_\_\_\_ years after Closing.

BUYER'S initials SK / Date 3-6-14 SELLER'S initials \_\_\_\_\_ / Date \_\_\_\_\_ (# 115a)



GREATER LANSING ASSOCIATION OF REALTORS®  
UNIFORM BUY & SELL CONTRACT



509 W Columbia  
Property Address/Description

Page 2 of 4

☐ ASSUMPTION/ASSIGNMENT. Delivery of: ☐ Warranty deed subject to BUYER'S ☐ Formal ☐ Informal Assumption of existing mortgage, OR ☐ Assignment of SELLER'S interest in land contract, provided mortgage or land contract is assumable by BUYER. BUYER to pay the difference (approximately \$ ) between sales price and balance of mortgage/land contract and to assume responsibility for monthly payments of \$ including interest at % yearly, which is fixed variable. BUYER WILL REIMBURSE SELLER FOR ANY FUNDS HELD IN ESCROW.

6. **PRORATED ITEMS:** Rents, association dues/fees, if any; service and usage fees; insurance if assigned; and interest on any existing land contract, mortgage, or lien assumed by BUYER, will be current and prorated to the date of Closing.

EXCEPTIONS: none

7. **A. SPECIAL ASSESSMENTS** which are or become a lien on the property on or before the date of Closing will be paid by SELLER. EXCEPTIONS: none

**B. TAXES** will be treated as if they cover the CALENDAR YEAR in which they are first billed. TAXES first billed in years prior to year of Closing will be paid by SELLER without proration. TAXES which are first billed in the year of Closing will be prorated so that SELLER will pay taxes from the first of the year to Closing date; and BUYER will pay taxes for the balance of the year, including the date of Closing.

If both tax bills for the current year have not yet been issued as of the Closing date, then the current taxable value and the total annual millage rate from the previous year's tax bills shall be used to estimate the current year's taxes (any administrative fee shall be added to this amount) and those estimated current year's taxes plus administrative fee shall be prorated. If the transaction closes after both the July and December tax bills have been issued, the total of these two actual bills shall be used to determine the tax proration.

8. **A. BUYER WILL PAY FOR** transfer fees on mortgage assumptions; recording of deed and/or security instruments; attorney's opinion and/or services for BUYER; mortgage closing costs required by lender including mortgage title insurance, appraisal, closing fees, all inspections; rezoning; soil borings; franchise agreements; use permits; drain and/or other easements; rights-of-way; and ☐ stake or ☐ mortgage report survey (if mortgage survey is required for the Insurance, it will be at the BUYER'S expense). EXCEPTIONS: none

**B. SELLER WILL PAY FOR** an owner's policy of title insurance ☐ with standard exceptions ☐ without standard exceptions ☐ ALTA Homeowner's Policy of Title Insurance (extended coverage) in the amount of the sale price; all costs required to convey clear title; closing fee if closing a cash, land contract, V.A., or purchase money mortgage transaction; all transfer taxes on deed; preparation of deed, land contract, and security instruments; and other documents necessary to convey clear title.

EXCEPTIONS/ADDITIONS: Buyer to pay for title insurance

9. **PROFESSIONAL ADVICE:** Broker advises BUYER to seek legal, tax, environmental, and other appropriate professional advice relating to this transaction. Broker does not make any representations or warranties with respect to the advisability of, or the legal effect of this transaction. ☒ BUYER acknowledges that it has been recommended that an attorney be retained to review the marketability of title and all Closing documents including the Greater Lansing Association of REALTORS® Closing Agreements form and to determine that the terms of this Contract have been met. Documents of transaction to be reviewed by: Attorney Name: TBD Telephone # \_\_\_\_\_

Address: \_\_\_\_\_ Fax # \_\_\_\_\_

OR ☐ BUYER acknowledges that, contrary to recommendation, BUYER DOES NOT DESIRE TO RETAIN AN ATTORNEY.

10. **A. TIME IS OF THE ESSENCE.** Time is of the essence in this transaction. Failure to enforce a time deadline in one or more instances shall not constitute a waiver of that time deadline or other deadlines in the future.

**B. CLOSING:** Sale will be closed ☐ on OR ☒ by March 18, 2014 unless amended by written addendum to this Contract. If title defects exist, SELLER will have 30 days after receiving written notice to remedy the defects. After the 30 days, SELLER will refund the deposit in full termination of this Contract if title defects have not been remedied.

**C. FACSIMILE.** Execution of a facsimile counterpart of the Contract shall be deemed execution of the original Contract. Facsimile transmission of an executed copy of this Contract shall be treated the same as hand delivery.

BUYER'S Initials SMK Date 3-6-14 SELLER'S Initials \_\_\_\_\_

Date \_\_\_\_\_ (# 115b)



GREATER LANSING ASSOCIATION OF REALTORS®  
UNIFORM BUY & SELL CONTRACT



509 W COLUMBIA  
Property Address/Description

Page 3 of 4

11. **OCCUPANCY:** SELLER will deliver, and BUYER will accept, possession of the property at Closing, subject to the rights of present tenants, if any. If SELLER occupies the property, it will be vacated not later than \_\_\_\_\_ days after Closing. At Closing, SELLER will pay BUYER the total sum of \$ \_\_\_\_\_ based upon \$ \_\_\_\_\_ per day, as occupancy charge for the period from the Closing date through the agreed surrender date. Charges for unused days will be reimbursed to SELLER upon vacating. SELLER is responsible for utilities and any repairs of damage caused to the property by SELLER after Closing and before vacating and will transfer the property rubbish free. If tenants occupy property, ☐ BUYER will assume responsibility for tenants and security deposits. Security deposits, leases, and move-in check sheets, if any, will be transferred to BUYER at Closing; OR ☒ Property will be vacant at Closing.

12. **SELLER'S DISCLOSURE:** BUYER acknowledges that a SELLER'S DISCLOSURE STATEMENT ☐ has already been provided OR ☐ is to be provided with SELLER'S response to this offer unless exempt by current statute. BUYER will have N/A business days after SELLER'S acceptance to cancel this contract if conditions unacceptable to BUYER are disclosed. SELLER will inform BUYER in writing of any changes in the content of any disclosure statement prior to Closing and will be responsible for maintaining the condition of the property as disclosed.

13. **LEAD PAINT NOTICE APPLICABLE TO RESIDENTIAL HOUSING BUILT PRIOR TO 1978.**

A. BUYER acknowledges that prior to signing this Sales Contract, BUYER has received the HUD/EPA pamphlet *PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME*, and has received and reviewed a copy of the *LEAD-BASED PAINT SELLER'S DISCLOSURE FORM* completed by the SELLER on 1-1-2014, the terms of which are incorporated herein by reference.

B. BUYER initial one: \_\_\_\_\_ BUYER shall have a \_\_\_\_\_ day opportunity after the date of this Sales Contract to conduct an inspection of the property for the presence of lead-based paint and/or lead-based paint hazards. (Federal Regulations require a 10-day period, but the BUYER and SELLER may agree upon a different period of time.) If BUYER is not satisfied with the results of this inspection, upon notice from BUYER to SELLER within this period, this Sales Contract shall terminate, and any deposits shall be refunded to BUYER; OR ☒ BUYER hereby waives his/her opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

14. **PROPERTY CONDITION:** BUYER has personally inspected the property and has reviewed the information contained in any written disclosure statement provided by SELLER and BUYER agrees to accept the property "AS IS" in its present condition. BUYER IS NOT RELYING ON ANY REPRESENTATION OR STATEMENT MADE BY SELLER OR ANY REAL ESTATE SALESPERSON/BROKER REGARDING ANY ASPECT OF THE PROPERTY OR THIS SALE OTHER THAN EXPRESS REPRESENTATIONS IN THIS CONTRACT, ANY ADDENDUM(S) OR STATEMENTS CONTAINED IN ANY WRITTEN DISCLOSURE STATEMENT. BUYER ACKNOWLEDGES THAT ALL INFORMATION PROVIDED BY THE GREATER LANSING ASSOCIATION OF REALTORS® LINESIDE IS DEEMED ACCURATE BUT IS NOT GUARANTEED OR WARRANTED.

15. **A. INSPECTIONS:** ☐ This offer is contingent upon satisfactory inspection(s) of the property, including ☐ plumbing ☐ heating ☒ electrical ☐ structural ☐ pest ☐ radon ☐ other \_\_\_\_\_, at BUYER'S expense, by licensed contractor(s) and/or inspector(s) of BUYER'S choice. If the property is damaged as a result of the inspection or testing, BUYER assumes responsibility to restore the property to its former condition or to compensate SELLER accordingly. BUYER has the right to terminate this Contract if BUYER is not satisfied with the results of the inspections by giving SELLER written notice within \_\_\_\_\_ business days after this Contract is fully executed.

**B. ADDITIONAL INSPECTIONS:** This offer is contingent upon satisfactory inspection of the property, including ☐ well ☐ septic system ☐ survey ☐ other \_\_\_\_\_, at BUYER'S expense, by a licensed contractor(s) and/or inspector(s) of BUYER'S choice. If the property is damaged as a result of the inspection or testing, BUYER assumes responsibility to restore the property to its former condition or to compensate SELLER accordingly. BUYER has the right to terminate this Contract if BUYER is not satisfied with the results of the inspection(s) by giving SELLER written notice within \_\_\_\_\_ business days after this Contract is fully executed;

OR, ☐ BUYER acknowledges that it has been recommended that a licensed contractor(s) and/or inspector(s) of BUYER'S choice be retained to inspect the property. Contrary to Broker's recommendation, BUYER DOES NOT DESIRE TO OBTAIN AN INSPECTION OF THE PROPERTY. BUYER IS NOT RELYING ON ANY REPRESENTATION OR STATEMENT MADE BY SELLER OR ANY REAL ESTATE SALESPERSON/BROKER REGARDING ANY ASPECT OF THE PROPERTY OR THIS SALE, EXCEPT AS MAY BE EXPRESSLY SET FORTH IN THIS CONTRACT, A WRITTEN AMENDMENT TO THIS CONTRACT OR ANY WRITTEN DISCLOSURE STATEMENT.

16. **BUYER'S DEPOSIT:** \$ 500 showing BUYER'S good faith will be deposited with \_\_\_\_\_ in escrow or in the trust account of FIRST AMERICAN TITLE (REALTOR®/BROKER) under current regulations of the Michigan Department of Licensing & Economic Growth, Licensing Division - Real Estate Brokers and Sales. This deposit will be applied as part of the purchase price. If this offer is not accepted, or title is not marketable or insurable, or if the terms of purchase are contingent upon BUYER'S ability to obtain a new mortgage, or if sale is on land contract subject to its sale, or if there are any other contingencies in this Contract which cannot be met, this deposit is to be refunded. If BUYER or SELLER defaults, the other party may enforce this Contract or may cancel it, and pursue his/her legal and/or equitable remedies. If the sale is not consummated, any release of the BUYER'S deposit will require a Mutual Release of the Buy & Sell signed by all parties. If no mutual agreement can be negotiated, the person holding the deposit may, upon 30 days

BUYER'S Initials AMK Date 3-6-14 SELLER'S Initials \_\_\_\_\_ Date \_\_\_\_\_ (# 115c)



GREATER LANSING ASSOCIATION OF REALTORS®  
UNIFORM BUY & SELL CONTRACT



509 W COLUMBIA  
Property Address/Description

Page 4 of 4

written notice to all parties, transfer the deposit by interpleader to a court of proper jurisdiction after deducting out-of-pocket costs and legal fees. Delivery to court will release the Broker from further liability concerning the deposit.

17. **MEDIATION:** BUYER and SELLER agree that any dispute related to this Contract shall be submitted to Mediation. This Mediation shall be according to the NATIONAL ASSOCIATION OF REALTORS® rules and procedures of the Homesellers/Homebuyers Dispute Resolution System. If the parties cannot reach a binding agreement in Mediation, they have the right to use other legal remedies. BUYER acknowledges receipt of the brochure briefly describing the Mediation System.

18. **ASSIGNMENT:** BUYER will not assign this Contract without the consent of SELLER.

19. A. This offer is Contingent upon ☐ the Sale of ☐ Close of \_\_\_\_\_  
☐ This offer is not contingent upon the Sale of another property.

B. **OTHER PROVISIONS:**

*Sales price to be 9000.00  
Buyer to purchase as is, where is.  
Buyer to pay all closing costs  
and title insurance.*

20. **ENTIRE AGREEMENT:** This written Contract and any written addenda to it contains the entire agreement of the parties with respect to the sale of the property and supersedes all negotiations, understandings or offers. No oral representations or statements will be binding, and this Contract may be modified or amended only in writing and signed by the BUYER and SELLER. This Contract shall be governed by and construed in accordance with the laws of the State of Michigan.

21. A. **BUYER'S ACKNOWLEDGEMENT:** BUYER acknowledges receipt of a copy of pages 1 through 4 of this Contract.

DATE: \_\_\_\_\_  
\_\_\_\_\_  
Witness/Agent (Signature) x 3-6-14  
BUYER (Signature)  
\_\_\_\_\_  
Witness/Agent (Signature) x  
BUYER (Signature)  
MacIntyre + Cowen macinpet110  
Selling Agent Name (Print) UserName

Received from above named BUYER deposit monies in the amount of \_\_\_\_\_  
dollars, in the form of \_\_\_\_\_ # \_\_\_\_\_ of \_\_\_\_\_

(Salesperson/REALTOR® Broker)

B. **SELLER'S ACKNOWLEDGEMENT:** SELLER'S SIGNATURE ACKNOWLEDGES RECEIPT OF A COPY OF PAGES 1 AND 2, AND ATTACHMENTS, IF ANY.

DATE: \_\_\_\_\_  
x \_\_\_\_\_ SELLER  
x \_\_\_\_\_ SELLER

**DISCLAIMER:** This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section of the form is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or warranties made in connection with the form.

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO APPROVE THE SALE OF 509 W. COLUMBIA STREET, MASON TO SCOTT KARKAU, IN WHICH ONE UNIT WILL BE USED AS A RENTAL**

**RESOLUTION #14-11**

**WHEREAS**, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (the Act) establishes the State Land Bank Fast Track Authority; and

**WHEREAS**, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority (the "Authority") to exercise those functions; and

**WHEREAS**, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and

**WHEREAS**, the Ingham County Land Bank Fast Track Authority received title a vacant residential house at 509 W. Columbia Street in Mason, Michigan in December 2012 through the tax foreclosure process; and,

**WHEREAS**, the interested purchaser wishes to fully rehab this house and sell to an individual on a land contract, who will subsequently rent out the upstairs portion of the house; and

**WHEREAS**, the purchase price for the property shall be \$9,000; 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 Scott Karkau.

AYE:

NAY:

ABSENT:



April 30, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Salvation Army request to purchase two Land Bank vacant lots on Leshar Place

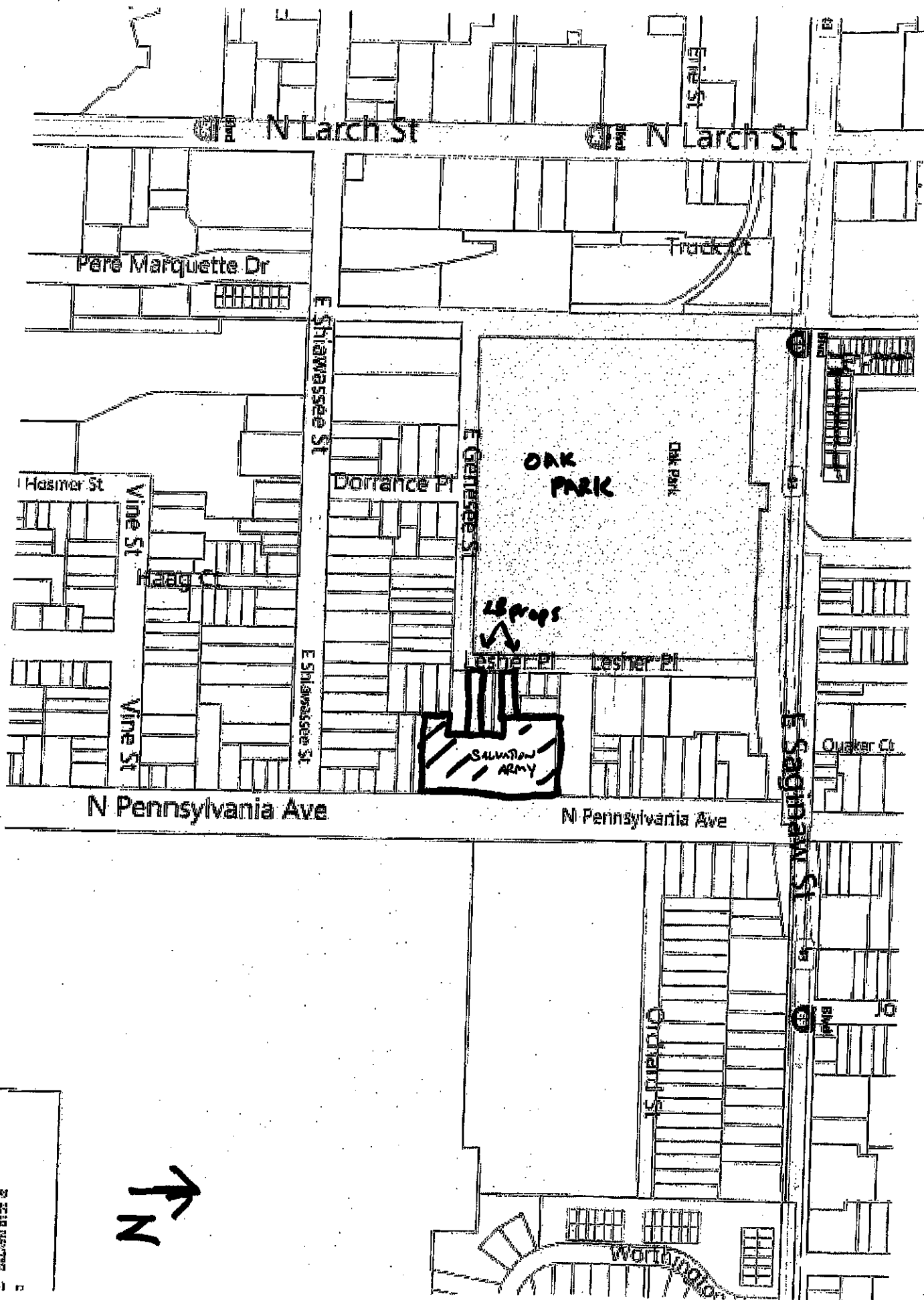
The Salvation Army, located at 525 N. Pennsylvania Avenue in Lansing, has submitted a statement of interest form to the Land Bank to purchase two vacant lots on Leshar Place, which are immediately behind its Lansing's headquarters. One of the properties (504 Leshar Place) was acquired by the Land Bank through the tax foreclosure process in December 2012. At the time of foreclosure, this property contained a blighted house, which was demolished by the Land Bank using CDBG funds from the City of Lansing in 2013. The other property (510 Leshar Place) was acquired by the Land Bank through the tax foreclosure process in December 2011. The property also contained a blighted residential structure at the time of foreclosure. The structure was demolished by the Land Bank using NSP 2 funds in 2013. A map and pictures of these two properties are included in your packet.

Shortly after the demolition of both properties, the Salvation Army contacted the Land Bank to inquire about purchasing these two properties. A letter from the Salvation Army, which is included in your packet, states that the Salvation Army wishes to purchase the properties in order to expand its playground and to eventually construct a stand-alone child care building. According to the Land Bank's fair market value formula of \$0.53/square foot for vacant lots that are developable, the value of the properties at 504 and 510 Leshar Place are \$3,450 and \$1,220, respectively.

These properties are located across the street from Oak Park, which, although underutilized, is one of Lansing's largest parks. Land Bank staff researched the property tax delinquent status of surrounding residential properties on Leshar Place and noted that at least two of these properties may be in tax forfeiture. Staff also noted that the future land use designation of this block of Leshar Place, per the Design Lansing Master Plan, is medium-density residential. For these reasons, staff is hesitant to sell this property to the Salvation Army, recognizing that the best long term use of this property is residential.

The Land Bank's Priorities, Policies and Procedures state that property transfers to tax-exempt entities require Board of Director approval.

**Staff Recommendation:** Staff recommends that the Board not approve the sale of 504 Leshar Place and 510 Leshar Place to the Salvation Army, as it believes that residential is the best long-term use of these two properties.

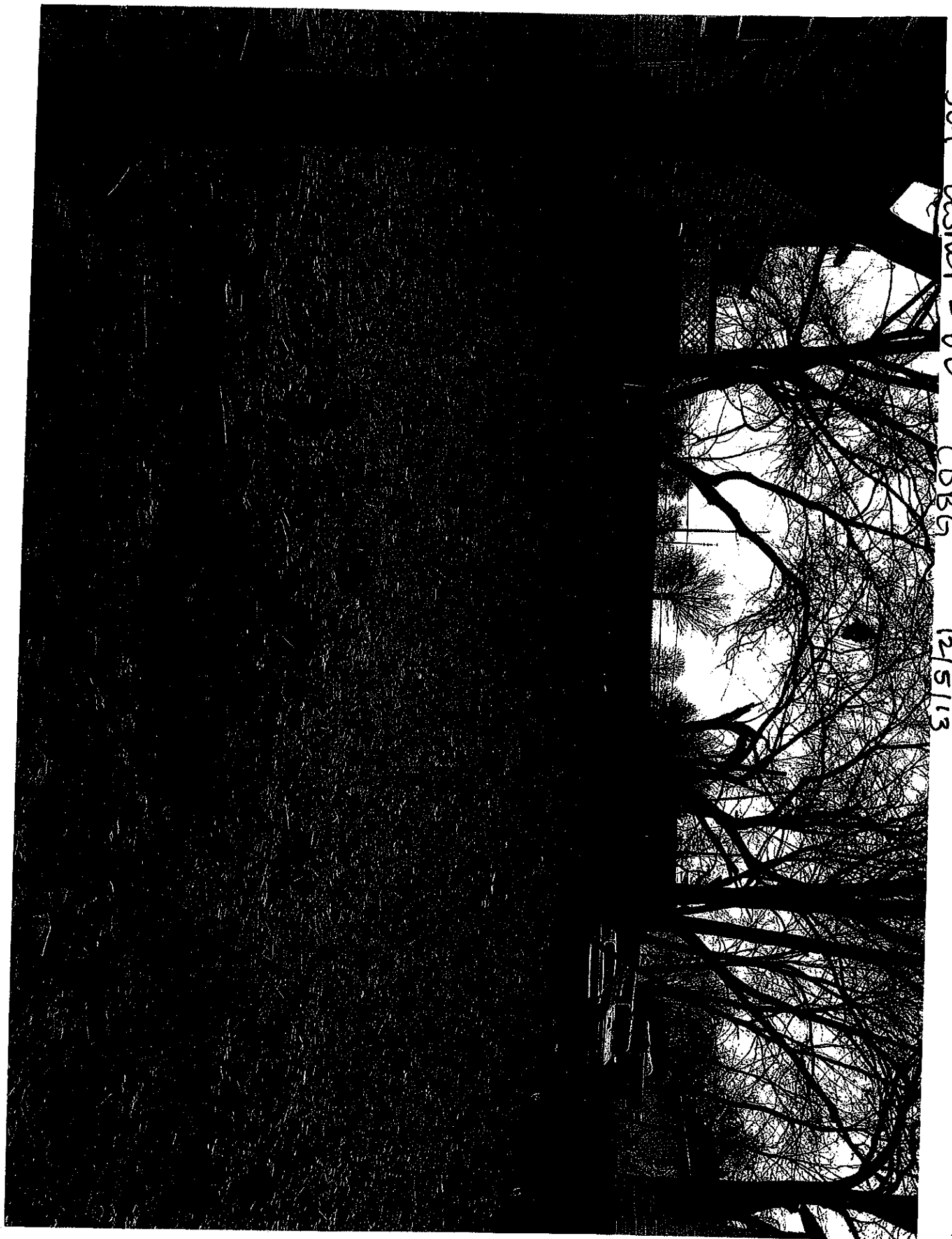


504

lesner - VC

CDB6

12/5/13





516 LeShur - lot NSP-2

12/5/13





## THE SALVATION ARMY

André Cox  
General

525 N. Pennsylvania Avenue  
Lansing, MI 48912

Paul R. Seiler  
Territorial Commander

Thomas Bowers  
Divisional Commander

p: 517-482-9715 F: 517-484-0620  
[www.salansingcapitalarea.org](http://www.salansingcapitalarea.org)

Alan & Kim Hellstrom  
Majors

December 2, 2013

TO: Rawley Van Fossen  
Ingham County Land Bank  
422 Adams Street  
Lansing, MI 48906

RE: Property at 504 and 510 Leshar

Dear Mr. Van Fossen,

Thank you for assisting us in our inquiries regarding property located at 504 and 510 Leshar Street here in Lansing, Michigan. These two lots are bot vacant with no dwelling on them at this time. The Salvation Army is interested in purchasing them.

Our understanding is this type of empty lot may be sold for as little as \$1,000 per lot. This would be our initial offer per piece of property. We understand if there may already a set price or alternate price range the Land Bank works within that would produce a counter offer to us.

The lot at 504 Leshar is parcel number 33-01-01-15-104-421 and the property at 510 Leshar is parcel number 33-01-01-15-104-391. Both pieces are adjacent to our existing childcare play area.

Our initial idea is to extend our playground into the two areas. The new playground area would afford greater running room and space for group play. Both areas would be fenced and hook up for a water hose would also be added.

Currently The Salvation Army is working on a strategic plan for the future. One of the ideas we have explored is to build a separate or stand-alone facility to house our childcare center. It is now on the second floor of our 525 Pennsylvania building and the children have to share the elevator and other space with our social services clients and other strangers that might visit for various reasons.



Capital Area United Way

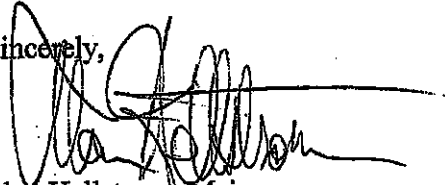
-Page Two-  
-Leshar St. Property-

According to our own administrative process we will need to conduct a phase 1 environmental study before anything is finalized. The legal and property departments of our Headquarters will also take over the process once we get passed some of these initial phases. All property is legally owned by The Salvation Army, an Illinois Corporation headquartered in Des Plaines, IL.

As the Capital Area Coordinator for the tri-county area I will be the local point person on this project. I can be reached at the office at 517-484-4424 or through my cell phone at 517-256-3946.

If there are any questions of you need any other information from me, please do not hesitate to contact me. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan Hellstrom', with a long horizontal line extending to the right.

Alan Hellstrom, Major  
Capital Area Coordinator

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO APPROVE THE SALE OF TWO VACANT LOTS TO THE SALVATION ARMY, A TAX EXEMPT ENTITY**

**RESOLUTION #14-12**

**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 lots in Lansing, Michigan, 504 Lesher Place and 510 Lesher Place in 2012 and 2011, respectively through the tax foreclosure process; and

**WHEREAS**, the Salvation Army, which is located to the rear of these two properties, wishes to purchase the properties to expand its existing playground and for future facility expansion; and

**WHEREAS**, the structure originally located at 504 Lesher Place was demolished by the Land Bank in 2013 using CDBG funds from the City of Lansing and the structure originally located at 510 Lesher Place was demolished by the Land Bank in 2013 using NSP 2 funds; and

**WHEREAS**, the proposed sales price for 504 Lesher Place is \$3,450 and the proposed sales price for 510 Lesher Place is \$1,220; and

**WHEREAS**, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of property to Tax Exempt entities which require board approval;

**THEREFORE BE IT RESOLVED**, that the Authority authorizes the transfer of the property at 504 Lesher Place, Lansing and the property at 510 Lesher Place, Lansing to the Salvation Army.

AYE:

NAY:

ABSENT:

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION REQUESTING THE PURCHASE OF CERTAIN TAX  
FORECLOSED PARCELS BY INGHAM COUNTY FOR THE LAND BANK  
FAST TRACK AUTHORITY**

**RESOLUTION #14-13**

**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 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 staff has evaluated the 2014 tax foreclosed parcels to determine their redevelopment potential compared to their purchase cost; and

**WHEREAS**, the attached list of parcels based on the review of professional staff to date, fit the Land Bank priorities and programs; and

**WHEREAS**, this list will be amended due to changes in property status, expiration of judicial payment extension, program funding capacity, local unit rejections and strategic development priorities,

**THEREFORE BE IT RESOLVED**, that the Authority request that the County Board purchase the amended list of properties encompassing the Land Bank priorities and transfer to the Land Bank.

Aye:

Nays:

Absent:

### 2014 Tax Foreclosures

Parcel Number	Address1	Local Unit
33-01-01-03-104-041	715 COMMUNITY ST	Lansing City
33-01-01-03-301-021	715 BATES ST	Lansing City
33-01-01-03-311-041	809 E GIER ST	Lansing City
33-01-01-03-311-051	E GIER ST	Lansing City
33-01-01-03-352-401	834 E GIER ST	Lansing City
33-01-01-03-353-081	717 RANDALL ST	Lansing City
33-01-01-04-102-351	W SHERIDAN RD	Lansing City
33-01-01-04-103-271	425 HYLEWOOD AVE	Lansing City
33-01-01-04-105-181	3317 TURNER ST	Lansing City
33-01-01-04-106-331	511 W FAIRFIELD AVE	Lansing City
33-01-01-04-151-031	643 CARRIER ST	Lansing City
33-01-01-04-155-231	2915 TURNER ST	Lansing City
33-01-01-04-252-041	N CEDAR ST	Lansing City
33-01-01-04-252-051	N CEDAR ST	Lansing City
33-01-01-04-378-081	2227 TURNER ST	Lansing City
33-01-01-04-378-121	217 W THOMAS ST	Lansing City
33-01-01-05-276-081	818 TERMINAL RD	Lansing City
33-01-01-06-104-031	BARDAVILLE ST	Lansing City
33-01-01-06-104-067	BARDAVILLE ST	Lansing City
33-01-01-06-455-001	2919 CUMBERLAND RD	Lansing City
33-01-01-07-101-101	3537 TECUMSEH RIVER RD	Lansing City
33-01-01-08-176-451	1513 REDWOOD ST	Lansing City
33-01-01-08-201-171	1613 ROSELAWN AVE	Lansing City
33-01-01-08-201-441	1701 ROBERTSON AVE	Lansing City
33-01-01-08-206-021	1528 ROBERTSON AVE	Lansing City
33-01-01-08-206-181	1400 ROBERTSON AVE	Lansing City
33-01-01-08-228-231	1414 LANSING AVE	Lansing City
33-01-01-08-229-201	1505 KNOLLWOOD AVE	Lansing City
33-01-01-08-254-111	1304 GLENROSE AVE	Lansing City
33-01-01-08-278-151	810 CROSS ST	Lansing City
33-01-01-08-378-081	1517 HULL CT	Lansing City
33-01-01-08-428-141	1000 N M L KING JR BLVD	Lansing City
33-01-01-08-479-191	809 WISCONSIN AVE	Lansing City
33-01-01-08-482-061	734 PRINCETON AVE	Lansing City
33-01-01-08-484-021	744 WISCONSIN AVE	Lansing City
33-01-01-09-151-091	1401 CHRISTOPHER ST	Lansing City
33-01-01-09-157-061	614 W WILLOW ST	Lansing City
33-01-01-09-176-062	N CAPITOL AVE	Lansing City
33-01-01-09-181-101	1337 N WALNUT ST	Lansing City
33-01-01-09-304-131	1103 N CHESTNUT ST	Lansing City
33-01-01-09-329-012	1120 N WALNUT ST	Lansing City
33-01-01-09-357-031	801 N SYCAMORE ST	Lansing City
33-01-01-09-361-231	417 W OAKLAND AVE	Lansing City
33-01-01-09-364-031	718 N CHESTNUT ST	Lansing City
33-01-01-09-376-221	309 W KILBORN ST	Lansing City
33-01-01-09-428-012	1112 N LARCH ST	Lansing City
33-01-01-09-428-022	1108 N LARCH ST	Lansing City
33-01-01-09-428-231	918 N LARCH ST	Lansing City
33-01-01-09-479-061	CENTER ST	Lansing City
33-01-01-09-480-341	749 N LARCH ST	Lansing City

### 2014 Tax Foreclosures

Parcel Number	Address1	Local Unit
33-01-01-10-128-182	1823 VERMONT AVE	Lansing City
33-01-01-10-131-131	1616 NEW YORK AVE	Lansing City
33-01-01-10-157-311	1413 N HIGH ST	Lansing City
33-01-01-10-183-161	1251 E GRAND RIVER AVE	Lansing City
33-01-01-10-205-191	1621 OHIO AVE	Lansing City
33-01-01-10-251-111	1504 ILLINOIS AVE	Lansing City
33-01-01-10-304-281	936 E GRAND RIVER AVE	Lansing City
33-01-01-10-306-191	1003 N PENNSYLVANIA AVE	Lansing City
33-01-01-10-328-201	CLEVELAND ST	Lansing City
33-01-01-10-329-101	1022 CADY CT	Lansing City
33-01-01-10-330-121	914 JOHNSON AVE	Lansing City
33-01-01-10-331-271	927 CLEVELAND ST	Lansing City
33-01-01-10-353-121	823 E SAGINAW ST	Lansing City
33-01-01-10-354-041	722 EAST PARK TERRACE	Lansing City
33-01-01-10-354-051	EAST PARK TERRACE	Lansing City
33-01-01-10-378-231	729 JOHNSON AVE	Lansing City
33-01-01-10-408-181	930 CLEVELAND ST	Lansing City
33-01-01-10-411-191	1542 E GRAND RIVER AVE	Lansing City
33-01-01-10-476-121	801 CLARK ST	Lansing City
33-01-01-11-379-181	711 MERRILL AVE	Lansing City
33-01-01-14-105-191	508 N HAYFORD AVE	Lansing City
33-01-01-14-303-071	133 S FAIRVIEW AVE	Lansing City
33-01-01-14-305-181	235 S HAYFORD AVE	Lansing City
33-01-01-14-351-113	S CLEMENS AVE	Lansing City
33-01-01-14-354-111	430 S HAYFORD AVE	Lansing City
33-01-01-14-357-211	500 S FAIRVIEW AVE	Lansing City
33-01-01-14-359-242	648 S HAYFORD AVE	Lansing City
33-01-01-14-363-311	604 S FOSTER AVE	Lansing City
33-01-01-14-381-091	637 S FRANCIS AVE	Lansing City
33-01-01-15-126-181	1111 ORCHARD ST	Lansing City
33-01-01-15-126-391	1106 E SAGINAW ST	Lansing City
33-01-01-15-302-071	131 HILL ST	Lansing City
33-01-01-15-302-171	HILL ST	Lansing City
33-01-01-15-303-101	124 S EIGHTH ST	Lansing City
33-01-01-15-305-201	204 S EIGHTH ST	Lansing City
33-01-01-15-311-201	920 PROSPECT ST	Lansing City
33-01-01-15-355-161	500 S PENNSYLVANIA AVE	Lansing City
33-01-01-15-358-201	700 S PENNSYLVANIA AVE	Lansing City
33-01-01-15-358-241	906 LARNED ST	Lansing City
33-01-01-15-378-111	1023 BEMENT ST	Lansing City
33-01-01-15-378-331	1026 HICKORY ST	Lansing City
33-01-01-15-380-331	1012 BEMENT ST	Lansing City
33-01-01-15-405-201	1410 EUREKA ST	Lansing City
33-01-01-15-429-291	329 LESLIE ST	Lansing City
33-01-01-15-451-261	1419 ELIZABETH ST	Lansing City
33-01-01-15-451-311	526 CLIFFORD ST	Lansing City
33-01-01-15-451-391	426 CLIFFORD ST	Lansing City
33-01-01-15-453-091	CLIFFORD ST	Lansing City
33-01-01-15-479-221	532 REGENT ST	Lansing City
33-01-01-15-482-191	508 SHEPARD ST	Lansing City

### 2014 Tax Foreclosures

Parcel Number	Address1	Local Unit
33-01-01-15-485-061	625 SHEPARD ST	Lansing City
33-01-01-16-106-061	510 N SYCAMORE ST	Lansing City
33-01-01-16-106-152	507 N PINE ST	Lansing City
33-01-01-16-479-161	S EAST ST	Lansing City
33-01-01-17-184-091	217 N JENISON AVE	Lansing City
33-01-01-17-228-031	512 N M L KING JR BLVD	Lansing City
33-01-01-17-228-351	925 W LAPEER ST	Lansing City
33-01-01-17-229-241	812 W GENESEE ST	Lansing City
33-01-01-17-231-011	428 N M L KING JR BLVD	Lansing City
33-01-01-17-256-101	1400 W OTTAWA ST	Lansing City
33-01-01-17-257-081	1308 W OTTAWA ST	Lansing City
33-01-01-17-258-031	218 LAHOMA ST	Lansing City
33-01-01-17-259-121	1310 W MICHIGAN AVE	Lansing City
33-01-01-17-260-061	1224 W MICHIGAN AVE	Lansing City
33-01-01-17-401-261	1116 W ALLEGAN ST	Lansing City
33-01-01-17-401-341	102 S M L KING JR BLVD	Lansing City
33-01-01-17-451-401	1113 W KALAMAZOO ST	Lansing City
33-01-01-20-131-101	824 MIDDLE ST	Lansing City
33-01-01-20-203-011	805 MIDDLE ST	Lansing City
33-01-01-20-455-281	1113 BERTEN ST	Lansing City
33-01-01-21-278-060	1013 BEECH ST	Lansing City
33-01-01-21-377-171	205 MOORES RIVER DR	Lansing City
33-01-01-21-385-034	106 W MT HOPE AVE	Lansing City
33-01-01-21-427-147	518 CHRISTIANCY ST	Lansing City
33-01-01-21-454-021	118 ISBELL ST	Lansing City
33-01-01-21-463-055	1805 HERBERT ST	Lansing City
33-01-01-21-477-200	512 AVON ST	Lansing City
33-01-01-21-480-150	538 ISBELL ST	Lansing City
33-01-01-21-483-080	1812 LINVAL ST	Lansing City
33-01-01-21-484-105	1808 BAILEY ST	Lansing City
33-01-01-22-129-251	1210 E MALCOLM X ST	Lansing City
33-01-01-22-206-121	1041 BENSCH ST	Lansing City
33-01-01-22-208-041	1015 MCCULLOUGH ST	Lansing City
33-01-01-22-227-011	705 SHEPARD ST	Lansing City
33-01-01-22-253-171	1124 MCCULLOUGH ST	Lansing City
33-01-01-22-256-182	1234 DAKIN ST	Lansing City
33-01-01-22-279-211	1111 REGENT ST	Lansing City
33-01-01-22-280-222	1206 ALLEN ST	Lansing City
33-01-01-22-282-121	1243 SHEPARD ST	Lansing City
33-01-01-22-303-031	716 BEULAH ST	Lansing City
33-01-01-22-306-141	1436 ADA ST	Lansing City
33-01-01-22-307-221	1430 PONTIAC ST	Lansing City
33-01-01-22-309-261	918 BAKER ST	Lansing City
33-01-01-22-309-282	914 BAKER ST	Lansing City
33-01-01-23-151-001	1100 S CLEMENS AVE	Lansing City
33-01-01-27-131-021	2109 S PENNSYLVANIA AVE	Lansing City
33-01-01-28-128-041	2315 KENSINGTON RD	Lansing City
33-01-01-28-129-021	2315 S WASHINGTON AVE	Lansing City
33-01-01-28-227-141	2101 RAY ST	Lansing City
33-01-01-28-330-131	318 DUNLAP ST	Lansing City



### 2014 Tax Foreclosures

Parcel Number	Address1	Local Unit
33-01-01-28-352-063	3343 S WASHINGTON AVE	Lansing City
33-01-01-28-432-121	713 DENVER AVE	Lansing City
33-01-01-28-434-261	608 DENVER AVE	Lansing City
33-01-01-28-452-242	3104 S CEDAR ST	Lansing City
33-01-01-28-452-281	400 E HODGE AVE	Lansing City
33-01-01-29-232-211	1025 POXSON AVE	Lansing City
33-01-01-29-305-122	2130 W HOLMES RD	Lansing City
33-01-01-30-303-091	3618 MALIBU DR	Lansing City
33-01-01-31-131-361	3806 WAINWRIGHT AVE	Lansing City
33-01-01-31-153-221	4012 HILLBORN LANE	Lansing City
33-01-01-31-203-061	3100 GLENBROOK DR	Lansing City
33-01-01-31-253-021	3020 GREENBELT DR	Lansing City
33-01-01-31-278-171	2320 FIELDING DR	Lansing City
33-01-01-31-278-351	2513 GREENBELT DR	Lansing City
33-01-01-31-305-321	3621 SUMPTER ST	Lansing City
33-01-01-31-354-021	4817 SYLVESTER AVE	Lansing City
33-01-01-31-380-141	3208 W JOLLY RD	Lansing City
33-01-01-31-402-068	4318 INGHAM ST	Lansing City
33-01-01-31-452-276	2827 REO RD	Lansing City
33-01-01-32-151-241	1901 PLEASANT VIEW AVE	Lansing City
33-01-01-32-153-131	2029 MARY AVE	Lansing City
33-01-01-32-202-021	1435 WARWICK DR	Lansing City
33-01-01-32-251-431	1221 HILLCREST ST	Lansing City
33-01-01-32-351-231	5006 STARR AVE	Lansing City
33-01-01-32-351-352	2101 REO RD	Lansing City
33-01-01-32-478-151	929 DORNELL AVE	Lansing City
33-01-01-32-481-011	4809 DELBROOK AVE	Lansing City
33-01-01-33-101-191	3630 LOWCROFT AVE	Lansing City
33-01-01-33-101-323	3422 LOWCROFT AVE	Lansing City
33-01-01-33-203-051	3503 BERGMAN DR	Lansing City
33-01-01-33-205-051	3625 STABLER ST	Lansing City
33-01-01-33-286-181	616 JESSOP AVE	Lansing City
33-01-01-33-303-191	4514 LOWCROFT AVE	Lansing City
33-01-01-33-407-011	4613 DONALD ST	Lansing City
33-01-01-33-484-030	NO STREET FRONTAGE	Lansing City
33-01-01-34-105-161	3530 HOMEWOOD AVE	Lansing City
33-01-01-34-109-191	3820 GLENWOOD AVE	Lansing City
33-01-01-34-110-151	3906 S PENNSYLVANIA AVE	Lansing City
33-01-01-34-154-191	712 MAPLEHILL AVE	Lansing City
33-01-01-35-376-151	4627 EASTLAWN DR	Lansing City
33-01-05-04-301-071	NO STREET FRONTAGE	Lansing City
33-01-05-04-376-041	5917 HILLIARD RD	Lansing City
33-01-05-04-427-012	5625 KAYNORTH RD	Lansing City
33-01-05-05-227-086	5227 BOGART ST	Lansing City
33-01-05-05-278-221	833 MEL AVE	Lansing City
33-01-05-05-301-051	5727 SELFRIDGE BLVD	Lansing City
33-01-05-05-352-011	5921 WOODGATE DR	Lansing City
33-01-05-05-426-162	817 W NORTHRUP ST	Lansing City
33-01-05-06-126-183	3213 W JOLLY RD	Lansing City
33-01-05-06-187-061	3212 NONETTE DR	Lansing City

### 2014 Tax Foreclosures

Parcel Number	Address1	Local Unit
33-01-05-06-428-071	POLLARD RD	Lansing City
33-01-05-06-433-011	5817 PICARDY ST	Lansing City
33-01-05-08-203-021	6223 YUNKER ST	Lansing City
33-01-05-08-227-012	6121 MARYWOOD AVE	Lansing City
33-01-05-09-176-211	408 SAWYER RD	Lansing City
33-01-05-09-326-011	SAWYER RD	Lansing City
33-01-05-09-326-111	6800 RICHARD RD	Lansing City
33-01-05-09-326-283	SAWYER RD	Lansing City
33-01-05-10-328-005	ROTH DR	Lansing City
33-01-05-10-328-007	ROTH DR	Lansing City
33-02-02-03-452-009	6088 MARSH	Meridian Township
33-02-02-05-227-011	6381 PINE HOLLOW	Meridian Township
33-02-02-06-327-056	6192 TOWAR	Meridian Township
33-02-02-20-353-001	2989 BRIARCLIFF	Meridian Township
33-02-02-24-377-018	VAN ATTA	Meridian Township
33-04-04-19-200-006	4821 HARRIS RD	Locke Township
33-04-04-24-126-008	5196 BELL OAK RD	Locke Township
33-09-09-15-200-003	4693 W CURTICE RD	Aurelius Township
33-09-09-33-400-026	W PLAINS RD	Aurelius Township
33-10-10-19-200-010	W TOMLINSON RD	Vevay Township
33-11-11-11-200-002	1775 CURTIS RD	Ingham Township
33-12-12-32-300-002	3010 SWAN RD	White Oak Township
33-14-14-28-353-006	S MAIN ST	Leslie Township
33-16-16-05-300-004	3173 DEXTER TR	Stockbridge Township
33-16-16-12-400-002	3105 KANE RD	Stockbridge Township
33-16-16-36-300-007	5418 SHEPPER RD	Stockbridge Township
33-17-14-21-428-004	KIRBY RD	Leslie City
33-17-14-21-428-005	KIRBY RD	Leslie City
33-17-14-21-428-006	OAK ST	Leslie City
33-17-14-28-126-016	112 WOODWORTH	Leslie City
33-17-14-28-128-012	312 WASHINGTON	Leslie City
33-17-14-28-277-012	BLAIR V/L	Leslie City
33-18-07-12-100-022	LINN RD	Williamston City
33-18-07-12-126-018	1112 W MAIDE MARIAN'S CT	Williamston City
33-18-07-12-126-019	1108 W MAIDE MARIAN'S CT	Williamston City
33-18-07-12-126-020	1167 E MAIDE MARIAN'S CT	Williamston City
33-18-07-12-126-025	1163 E MAIDE MARIAN'S CT	Williamston City
33-18-07-12-126-030	1500 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-044	1516 NOTTINGHAM FOREST TR	Williamston City
33-18-07-12-126-045	1518 NOTTINGHAM FOREST TR	Williamston City
33-18-07-12-126-056	1534 NOTTINGHAM FOREST TR	Williamston City
33-18-07-12-126-057	1536 NOTTINGHAM FOREST TR	Williamston City
33-18-07-12-126-062	1546 NOTTINGHAM FOREST TR	Williamston City
33-18-07-12-126-063	1544 NOTTINGHAM FOREST TR	Williamston City
33-18-07-12-126-064	1542 NOTTINGHAM FOREST TR	Williamston City
33-18-07-12-126-065	1540 NOTTINGHAM FOREST TR	Williamston City
33-18-07-12-126-066	1560 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-067	1558 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-068	1556 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-069	1554 LYTELL JOHNE'S PATH	Williamston City

### 2014 Tax Foreclosures

Parcel Number	Address1	Local Unit
33-18-07-12-126-070	1555 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-071	1553 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-072	1552 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-073	1550 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-074	1551 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-075	1549 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-076	1548 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-077	1546 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-078	1543 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-079	1541 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-080	1544 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-081	1542 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-082	1540 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-083	1538 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-084	1536 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-085	1534 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-086	1533 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-087	1531 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-088	1530 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-089	1528 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-090	1527 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-091	1525 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-092	1526 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-093	1524 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-094	1523 LYTELL JOHNE'S PATH	Williamston City
33-18-07-12-126-095	1521 LYTELL JOHNE'S PATH	Williamston City
33-19-10-10-351-007	E KIPP	Mason City
33-19-10-10-351-009	AVERY	Mason City
33-20-01-12-118-106	1418 WEATHERHILL	East Lansing City
33-21-01-18-203-026	525 N GRACE ST	Lansing Township
33-21-01-18-251-015	3102 W MICHIGAN AVE	Lansing Township
33-21-01-23-201-001	626 S DETROIT ST (VAC S OF)	Lansing Township
33-21-01-23-201-002	626 S DETROIT ST (VAC S OF)	Lansing Township
33-25-05-07-476-001	6069 NANCY STREET	Delhi Township
33-25-05-14-177-010	PARK LANE	Delhi Township
33-25-05-15-377-002	2034 WYNDHAM HILLS DRIVE	Delhi Township
33-25-05-15-377-003	2036 WYNDHAM HILLS DRIVE	Delhi Township
33-25-05-16-226-017	EIFERT ROAD	Delhi Township
33-25-05-22-230-014	1885 ADELPHA AVENUE	Delhi Township
33-25-05-29-226-010	ONONDAGA ROAD	Delhi Township
33-25-05-29-226-011	1449 ONONDAGA ROAD	Delhi Township
33-42-16-26-126-015	506 E MAIN ST	Stockbridge Village
33-43-08-11-277-007	122 E GRAND RIVER AVE	Webberville Village

# 2014 Tax Foreclosures - Extensions

Parcel Number	Address1	Local Unit
33-01-01-04-102-121	Hylewood Ave	Lansing City
33-01-01-04-176-051	3110 Turner St	Lansing City
33-01-01-04-229-081	411 Community St	Lansing City
33-01-01-04-251-121	3012 Creston Ave	Lansing City
33-01-01-04-277-160	E Paulson St	Lansing City
33-01-01-04-277-172	E Paulson St	Lansing City
33-01-01-04-277-182	E Paulson St	Lansing City
33-01-01-04-277-192	E Paulson St	Lansing City
33-01-01-04-328-412	413 Randolph St	Lansing City
33-01-01-04-403-171	247 E Randolph St	Lansing City
33-01-01-04-403-211	248 Harris St	Lansing City
33-01-01-04-426-652	404 Chilson Ave	Lansing City
33-01-01-06-102-001	5245 N Grand River Ave	Lansing City
33-01-01-08-202-281	1715 N M L King Jr Blvd	Lansing City
33-01-01-08-206-381	1527 N M L King Jr Blvd	Lansing City
33-01-01-08-227-061	1012 Greenwood Ave	Lansing City
33-01-01-08-228-351	1425 Roosevelt Ave	Lansing City
33-01-01-08-256-111	1108 W Willow St	Lansing City
33-01-01-08-353-301	939 N Verlinden Ave	Lansing City
33-01-01-08-406-161	1123 Theodore St	Lansing City
33-01-01-08-476-071	828 N M L King Jr Blvd	Lansing City
33-01-01-08-476-131	1014 W Oakland Ave	Lansing City
33-01-01-08-482-171	721 Chicago Ave	Lansing City
33-01-01-08-482-181	727 Chicago Ave	Lansing City
33-01-01-09-328-121	1225 N Washington Ave	Lansing City
33-01-01-09-331-210	115 W Grand River Ave	Lansing City
33-01-01-09-331-212	119 W Grand River Ave	Lansing City
33-01-01-09-406-061	1006 N Washington Ave	Lansing City
33-01-01-09-428-131	1030 N Larch St	Lansing City
33-01-01-10-126-141	801 New York	Lansing City
33-01-01-10-132-031	1706 Massachusetts Ave	Lansing City
33-01-01-10-133-092	1608 Vermont Ave	Lansing City
33-01-01-10-303-081	1114 Ballard St	Lansing City
33-01-01-10-326-121	1103 Persons Ct	Lansing City
33-01-01-10-331-351	1021 Cleveland St	Lansing City
33-01-01-10-376-081	1007 May St	Lansing City
33-01-01-14-307-001	301 S Clemens Ave	Lansing City
33-01-01-14-309-101	E Kalamazoo - St	Lansing City
33-01-01-14-379-201	506 S Mifflin Ave	Lansing City
33-01-01-15-104-101	817 E Shiawassee St	Lansing City
33-01-01-15-151-161	325 Haag Ct	Lansing City
33-01-01-15-302-081	137 Hill St	Lansing City
33-01-01-15-305-131	230 S Eighth St	Lansing City
33-01-01-15-355-021	825 Euclid Place	Lansing City
33-01-01-15-407-161	318 Clifford St	Lansing City
33-01-01-15-479-351	424 Regent St	Lansing City
33-01-01-17-229-031	816 Bancroft Ct	Lansing City
33-01-01-17-231-021	426 N M L K Jr Blvd	Lansing City
33-01-01-17-252-051	310 Westmoreland Ave	Lansing City
33-01-01-17-259-101	1318 W Michigan Ave	Lansing City

# 2014 Tax Foreclosures - Extensions

Parcel Number	Address1	Local Unit
33-01-01-17-259-121	1310 W Michigan Ave	Lansing City
33-01-01-17-354-291	2101 W Hillsdale St	Lansing City
33-01-01-17-401-131	1224 W Allegan St	Lansing City
33-01-01-17-401-221	1130 W Allegan St	Lansing City
33-01-01-17-401-231	1124 W Allegan St	Lansing City
33-01-01-17-402-241	1112 Chelsea Ave	Lansing City
33-01-01-17-451-232	1134 W Lenawee St	Lansing City
33-01-01-17-454-021	1350 W St Joseph St	Lansing City
33-01-01-20-103-112	W Malcolm X St	Lansing City
33-01-01-20-104-022	815 Buffalo St	Lansing City
33-01-01-20-128-111	Nipp Ave	Lansing City
33-01-01-20-131-041	819 Riverview Ave	Lansing City
33-01-01-21-253-060	1030 Clear St	Lansing City
33-01-01-21-479-030	1719 S Cedar St	Lansing City
33-01-01-22-203-071	929 Bensch St	Lansing City
33-01-01-22-208-001	1001 Mccullough St	Lansing City
33-01-01-22-307-131	841 Baker St	Lansing City
33-01-01-22-307-201	1436 Pontiac St	Lansing City
33-01-01-22-352-311	1831 Lyons Ave	Lansing City
33-01-01-23-376-021	2405 E Mt Hope Ave	Lansing City
33-01-01-27-156-121	918 Edison Ave	Lansing City
33-01-01-28-185-041	210 W Greenlawn	Lansing City
33-01-01-28-229-161	540 Florence	Lansing City
33-01-01-28-285-081	545 Lincoln	Lansing City
33-01-01-28-289-191	708 Lincoln	Lansing City
33-01-01-28-404-401	E Willard	Lansing City
33-01-01-29-252-011	2415 Marion	Lansing City
33-01-01-31-128-151	3712 Stillwell	Lansing City
33-01-01-31-202-101	2919 W Holmes	Lansing City
33-01-01-31-352-061	3604 Karen	Lansing City
33-01-01-32-176-141	1616 Mary	Lansing City
33-01-01-33-455-014	205 E Jolly #A14	Lansing City
33-01-05-05-227-341	905 W Jolly	Lansing City
33-01-05-06-377-021	3556 Coachlight	Lansing City
33-01-05-06-378-001	3305 Independence	Lansing City
33-01-05-06-429-023	5712 Picardy	Lansing City
33-01-05-06-433-037	5835 Picardy	Lansing City
33-02-02-06-452-011	6036 Pollard	Meridian Township
33-02-02-28-306-004	2431 Graystone	Meridian Township
33-02-02-35-352-001	3598 Cabaret Trail (vacant)	Meridian Township
33-06-06-18-100-027	3283 Willoughby	Alaiedon Township
33-06-06-18-300-021	Holt	Alaiedon Township
33-06-06-20-100-035	Holt	Alaiedon Township
33-06-06-20-100-044	Darling	Alaiedon Township
33-06-06-20-100-045	Darling	Alaiedon Township
33-06-06-20-100-046	Darling	Alaiedon Township
33-06-06-20-100-050	Holt	Alaiedon Township
33-09-09-10-226-010	42 S Aurelius	Aurelius Township
33-12-12-18-100-010	591 S Meech	White Oak Township
33-14-14-27-176-001	Fitchburg Rd	Leslie Township

**2014 Tax Foreclosures - Extensions**

<b>Parcel Number</b>	<b>Address1</b>	<b>Local Unit</b>
33-15-15-35-226-007	5076 Freiermuth	Bunker Hill Township
33-16-16-12-200-011	Kane Rd	Stockbridge Township
33-16-16-23-151-004	4284 N Main	Stockbridge Township
33-17-14-21-403-018	219 N Main	Leslie City
33-17-14-28-254-010	430 Russell	Leslie City
33-18-03-36-356-009	219 E Grand River	Williamston City
33-20-01-12-312-018	1127 W Saginaw	East Lansing City
33-21-01-14-459-005	424 S Detroit	Lansing Township
33-21-01-18-203-025	529 N Grace	Lansing Township
33-21-01-18-427-024	2516 W Washtenaw	Lansing Township
33-21-01-18-431-028	2506 W Kalamazoo	Lansing Township
33-21-01-18-451-004	437 Lentz	Lansing Township
33-25-05-14-476-007	2114 Delhi NE	Delhi Township

**Worthington Place Condos****Leslie**

<b>Oetzel Hartman Appraisal Data</b>	
As is value	\$ 450,000
As completed (fully rehabed)	\$ 675,000
As stabilized (rented)	\$ 685,000

Unit 8 appraised value (buy-out)	\$ 95,000
Unit 15 buy-out appraised value (buy-out)	\$ 100,000
<b>Total</b>	<b>\$ 195,000</b>

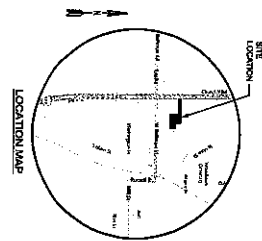
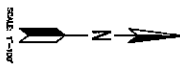
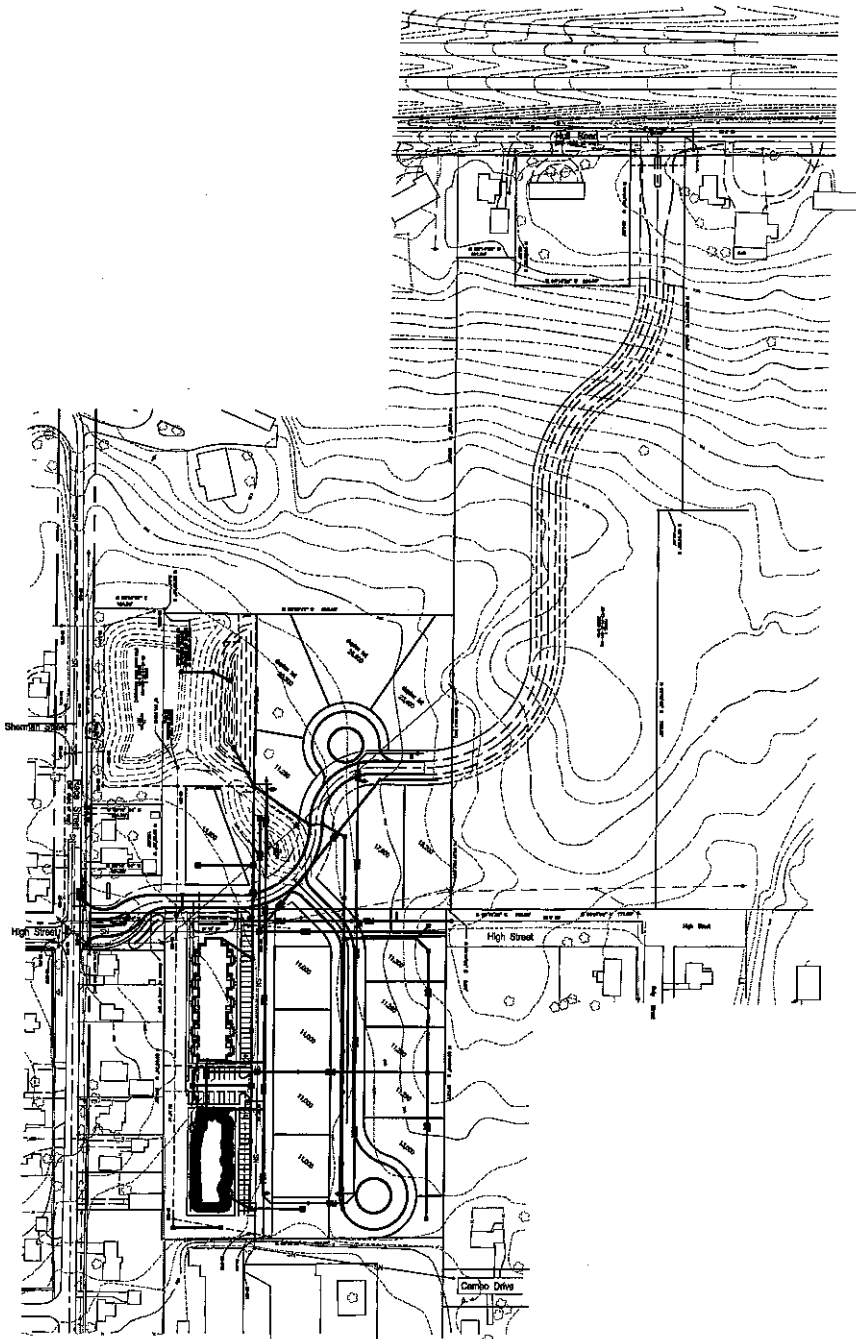
<b>Dennis Graham Rehab Cost Estimate</b>	
Avg cost to rehab per unit	\$ 24,775
9 units	\$ 222,975

**Options:**

<b>Sell now after buy-out, no rehab</b>	
Value - As is	\$ 450,000
buy-out	\$ (195,000)
	<b>\$ 255,000 net, less legal costs</b>

<b>Rehab, then sell</b>	
Value - As completed	\$ 675,000
buy-out	\$ (195,000)
rehab costs	\$ (222,975)
	<b>\$ 257,025 net, less legal costs</b>

<b>Rehab, lease-up, then sell</b>	
Value - As stabilized	\$ 685,000
buy-out	\$ (195,000)
rehab costs	\$ (222,975)
lease-up and property mgt costs	
rental income (\$ per month, 9 units)	
	<b>\$ 267,025 net, less legal costs</b>



PRELIMINARY REVISED SITE LAYOUT

DATE EXAMINED: 03/14/2014  
BY: J. J. JORDAN  
FOR: INGHAM COUNTY

PROJECT NO.  
**13065**

SHEET NO.

**1 of 2**

**INGHAM COUNTY LAND BANK**  
**WORTHINGTON PLACE APARTMENTS**  
LEBLUE, MICHIGAN

**Eng.**<sup>TM</sup>  
Engineering & Surveying

4063 Grand Oak Drive  
Suite A109  
Lansing, MI 48911  
T: 817.887.1100  
F: 817.887.6335  
engdot.com

NO.	REVISIONS	BY	DATE



# INGHAM COUNTY LAND BANK

## ACTIVITY REPORT

(DASHBOARD)

February 28, 2014

	Inventory* as of 12/31/2013	Previous Month as of 1/31/2014	Acquired as of 2/28/2014	Rental or Garden as of 2/28/2014	Demolished as of 2/28/2014	Sold as of 2/28/2014	Current Inventory as of 2/28/2014
Structures	359	355	0	0	11	7	341
Rentals	29	29	0	0	0	0	29
Gardens	95	95	0	3	0	0	98
Vacant Land	603	602	1	(3)	11	2	610
Commercial Rental	2	2	0	0	0	0	2
Commercial Vacant	9	9	0	0	0	0	9
Commercial	6	6	0	0	0	0	6
<b>TOTAL(S)</b>	<b>1,103</b>	<b>1,098</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>1,095</b>

\*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 2/28/2014
L/C Residential	31
L/C Commercial	3
<b>L/C Total</b>	<b>34</b>

Approved Line of Credit as of 2/28/2014	
Total Line of Credit	\$5,000,000.00
Obligated	3,450,000.00
<b>Available Balance</b>	<b>1,550,000.00</b>

# INGHAM COUNTY LAND BANK

## ACTIVITY REPORT

(DASHBOARD)

March 31, 2014

	Inventory* as of 12/31/2013	Previous Month as of 2/28/2014	Acquired as of 3/31/2014	Rental or Garden as of 3/31/2014	Demolished as of 3/31/2014	Sold as of 3/31/2014	Current Inventory as of 3/31/2014
Structures	359	341	0	0	11	11	337
Rentals	29	29	0	0	0	0	29
Gardens	95	98	0	0	0	0	98
Vacant Land	603	610	1	(3)	11	4	608
Commercial Rental	2	2	0	0	0	0	2
Commercial Vacant	9	9	0	0	0	0	9
Commercial	6	6	0	0	0	0	6
<b>TOTAL(S)</b>	<b>1,103</b>	<b>1,095</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>1,089</b>

\*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 3/31/2014
L/C Residential	31
L/C Commercial	3
<b>L/C Total</b>	<b>34</b>

Approved Line of Credit as of 3/31/2014	
Total Line of Credit	\$5,000,000.00
Obligated	3,500,000.00
<b>Available Balance</b>	<b>1,500,000.00</b>

INGHAM COUNTY LAND BANK  
ACTIVITY REPORT  
April 30, 2014

Property Inventory	Inventory* as of 12/31/2013	Previous Month as of 3/31/2014	Acquired as of 4/30/2014	Rental or Garden as of 4/30/2014	Demolished as of 4/30/2014	Sold as of 4/30/2014	Current Inventory as of 4/30/2014
Structures	359	337	0	0	14	14	331
Rentals	29	29	0	0	0	0	29
Gardens	95	98	0	3	0	0	98
Vacant Land	603	608	1	(3)	14	5	610
Commercial Rental	2	2	0	0	0	0	2
Commercial Vacant	9	9	0	0	0	0	9
Commercial	6	6	0	0	0	0	6
<b>TOTAL(S)</b>	<b>1,103</b>	<b>1,089</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>1,085</b>

\*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 4/30/2014
L/C Residential	31
L/C Commercial	2
<b>L/C Total</b>	<b>33</b>

Approved Line of Credit as of 4/30/2014	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 3,100,000.00
<b>Available Balance</b>	<b>\$ 1,900,000.00</b>

For Sale (by Program)	Pending Sales as of 4/30/2014	Sold as of 4/30/2014	Current For Sale as of 4/30/2014
NSP1	0	2	1
NSP2	3	6	20
NSP3	0	3	0
HOME	0	2	4
CDBG	0	0	15
LB	2	1	6
Eden Glen	0	0	15
<b>TOTAL(S)</b>	<b>5</b>	<b>14</b>	<b>61</b>

## 4/30/14 Garden Program Dashboard

Total Current Gardens:	70
Total Land Bank Parcels in Use:	108
Available Garden Parcels:	224

New Gardens:	5
Contracts Terminated:	2

People Served:	759 (no update because we have not surveyed yet this year)
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## ICLB - For Sale Properties

Parcel #	Address	LISA?	Program	Agent	Listing Date	Price	Accepted Offer	Close Date	Key Box #
33-01-01-17-258-101	1216 W Ottawa	LISA	NSP-1	Mitch	4/17/2014	\$82,900			
33-01-01-17-401-241	1122 W Allegan	LISA	NSP-2	M. Gerich		\$74,500			
33-01-01-22-281-061	1225 Allen	LISA	NSP-2	Joe C.	6/2/2014	\$59,900			
33-01-01-22-354-051	1715 Bailey	LISA	NSP-2	Mitch	6/26/2014	\$64,900			
33-01-01-10-327-021	1142 Camp	LISA	NSP-2	M. Gerich	9/30/2014	\$54,900			
33-01-01-08-380-061	734 Cawood	LISA	NSP-2	Lau	4/25/2014	\$47,800			
33-01-01-21-377-111	1616 Coleman	LISA	NSP-2	Lau	4/25/2014	\$64,900			
33-01-01-22-177-142	1116 S. Holmes		NSP-2	Joe C.	6/1/2014	\$88,900	\$88,900		
33-01-01-10-133-142	1605 Illinois	LISA	NSP-2	Mitch	6/26/2014	\$72,500			
33-01-01-21-460-028	326 Isbell	LISA	NSP-2	Mitch	4/25/2014	\$68,300			
33-01-01-08-176-411	1427 N. Jenison		NSP-2	Joe C.	7/1/2014	\$104,500			
33-01-01-15-358-341	806 Larned	LISA	NSP-2	Mitch	7/9/2014	\$69,800			
33-01-01-08-409-351	1139 W Maple	LISA	NSP-2	Joe C.	5/3/2014	\$69,900			
33-01-01-21-483-130	548 Norman	LISA	NSP-2	BH	10/24/2014	\$72,900			
33-01-01-10-205-181	1617 Ohio	LISA	NSP-2	Joyce	10/3/2014	\$49,900			
33-01-01-15-311-221	916 Prospect	LISA	NSP-2	Joe C.	9/9/2014	\$84,900			
33-01-01-21-329-221	209 Reo Ave.	LISA	NSP-2	BH	8/31/2014	\$74,900			
33-01-01-22-230-051	1003 Shepard		NSP-2	Lau	4/25/2014	\$94,900	\$94,900		
33-01-01-22-282-111	1241 Shepard	LISA	NSP-2	Lau	4/25/2014	\$82,900	\$82,900	4/29 @ 4PM	
33-01-01-10-129-101	1806 Vermont	LISA	NSP-2	BH	8/29/2014	\$54,900			
33-01-01-20-131-031	815 Riverview	LISA	NSP-2	Lau	10/4/2014	\$59,900			
33-01-01-08-380-211	731 Comfort	LISA	NSP-2	Mitch	8/1/2014	\$53,000	\$53,000		
33-01-01-32-402-101	1204 Reo Road	LISA	NSP-3	BH	6/16/2014	\$83,000	\$83,000	4/28 @ 3PM	
33-01-05-06-226-081	2202 Midwood		NSP-3	Mitch	8/24/2014	\$111,900	\$111,900	4/28 @ 4PM	
33-01-01-29-277-061	904 Lenore		HOME	CK		\$60,000	Not Finished		
33-01-05-06-479-001	2219 Newark		HOME	Mitch		\$72,000	Under Construction		
33-01-01-29-201-251	1409 W Mt Hope		HOME	CK		\$64,000	Rehab not started		
33-01-01-27-133-091	2028 Clifton		HOME	CK		\$77,500	NC - NOT START		
33-01-01-29-232-181	1005 Poxson		CDBG	City		\$75,000	Mid/End of May Completion		
33-01-01-08-428-291	1017 Princeton		CDBG	City		\$69,000	Mid/End of May Completion		
33-01-01-17-401-061	1310 W. Allegan		CDBG	BH		\$87,500	Mid/End of May Completion		
33-01-01-21-257-135	1128 S Grand Ave.		CDBG	City		\$77,000	Mid/End of May Completion		
33-01-01-31-328-381	3217 Ronald		CDBG	City			June 15 Completion		
33-01-01-32-327-261	1719 Pierce		CDBG	City			June 15 Completion		
33-01-05-05-401-091	1401 Weymouth		CDBG	City			June 15 Completion		
33-01-01-08-176-391	1417 N. Jenison		CDBG	City			June 15 Completion		
33-01-01-20-478-081	1614 Delevan		CDBG	City			Not Finished		
33-01-01-20-132-001	1821 Williams		CDBG	City			June 15 Completion		
33-01-01-10-181-191	1220 Massachusetts		CDBG	City			Not Finished		
33-01-01-08-176-201	1600 Willow		CDBG	City			Not Finished		
33-01-01-08-332-031	1132 Comfort		CDBG	City			Not Finished		
33-01-01-21-427-118	1408 Linval		CDBG	City			Not Finished		
33-01-01-08-201-141	1310 Greenwood		CDBG	City			June 15 Completion		
33-21-01-18-303-037	116 Western Ave.		LB	CK		\$79,900			
33-01-01-27-155-158	842 Edison		LB	Joe C.	9/9/2014	\$49,500			
33-01-01-31-126-221	3325 W Holmes		LB	BH		\$88,500	Do Not Show		
33-01-05-05-377-171	6042 Valencia		LB	Mitch	4/25/2014	\$70,000			
33-19-10-08-127-029	121 S. Walnut		LB	BH	8/29/2014	\$117,500	\$117,500		
33-01-01-33-251-031	116 E. Mason		LB	Mitch	6/16/2014	\$74,900	\$74,900		
33-01-05-10-227-041	1738 Maisonette		EdenGlen	Lau		\$53,500			
33-01-05-10-227-056	1751 Maisonette		EdenGlen	Lau		\$53,500			
	1703 Maisonette		EdenGlen						
	1723 Maisonette		EdenGlen						
	1733 Maisonette		EdenGlen						
	1739 Maisonette		EdenGlen						
	1707 Maisonette		EdenGlen						
	1725 Maisonette		EdenGlen						
	1737 Maisonette		EdenGlen						
	1745 Maisonette		EdenGlen						
	6103 Scotmar		EdenGlen						
	6143 Scotmar		EdenGlen						
	6113 Scotmar		EdenGlen						
	6117 Scotmar		EdenGlen						
	6133 Scotmar		EdenGlen						

ICLB - For Sale Properties								
Parcel #	Address	LISA?	Program	Agent	Listing Date	Price	Accepted Offer	Close Date
33-01-01-21-378-012	1607 Coleman			CK		\$10,500	Not Available	
33-01-01-14-352-221	400 S Fairview			CK		\$17,000	Not Available	
33-01-01-29-278-021	2509 S MLK			CK		\$20,000	Not Available	
33-01-01-21-361-081	1845 Osband			CK		\$12,000	Not Available	
33-01-05-08-204-121	6240 Shreve			CK		\$10,000	Not Available	
33-01-01-15-485-171	1706 Elizabeth			CK		\$46,000	Not Available	

Last Updated: 04/27/14



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CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
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Check Date	Check	Vendor Name	Amount
Bank GEN			
03/13/2014	10511	BOARD OF WATER & LIGHT	616.44
03/13/2014	10512	CONSUMERS ENERGY	668.18
03/13/2014	10513	CONSUMERS ENERGY	1,221.77
03/13/2014	10514	CONSUMERS ENERGY	1,003.90
03/13/2014	10515	CONSUMERS ENERGY	255.65
03/13/2014	10516	THE JOB SHOP INK, INC.	378.00
03/13/2014	10517	PAM BLAIR	240.00
03/13/2014	10518	MICHIGAN ENERGY OPTIONS	300.00
03/13/2014	10519	GREATER LANSING HOUSING COALITION	2,815.90
03/13/2014	10520	KELLEY APPRAISAL COMPANY	325.00
03/13/2014	10521	HAZEN LUMBER, INC.	55.80
03/13/2014	10522	MARK WOODMAN PLUMBING & HEATING	505.15
03/13/2014	10523	FLOORING AMERICA CARPET STUDIO	153.44
03/13/2014	10524	POLLACK GLASS COMPANY	366.71
03/13/2014	10525	PIPER & GOLD PUBLIC RELATIONS	4,175.00
03/13/2014	10526	CAPITAL IMAGING	10.00
03/13/2014	10527	J & J HARDWOODS, INC.	575.00 V
03/13/2014	10528	NORSHORE BUILDING INC	975.00
03/13/2014	10529	REHMANN ROBSON	6,400.00
03/13/2014	10530	HASSELBRING CLARK CO	192.88
03/13/2014	10531	PURCHASE POWER	32.68
03/13/2014	10532	COMMERCIAL CLEANING	669.24
03/13/2014	10533	PRECISION PIPING LLC	409.54
03/13/2014	10534	BESCO WATER TREATMENT, INC.	33.41
03/13/2014	10535	CEDAM	250.00
03/13/2014	10536	USAA	336.36
03/13/2014	10537	MICHIGAN INSURANCE COMPANY	101.00
03/13/2014	10538	INGHAM COUNTY REGISTER OF DEEDS	28.00
03/13/2014	10539	INGHAM COUNTY REGISTER OF DEEDS	28.00
03/13/2014	10540	BERRY BUILDERS LLC	11,281.46
03/13/2014	10541	KEHREN CONSTRUCTION, LLC	13,475.00
03/13/2014	10542	AMO INSPECTIONS & APPRAISALS	1,670.00
03/13/2014	10543	LJ TRUMBLE BUILDERS	4,482.00
03/13/2014	10544	SECOND CHANCE EMPLOYMENT	1,100.00
03/13/2014	10545	INTEGRITY LAWN MAINTENANCE	1,200.00
03/13/2014	10546	FRITZY'S LAWN & SNOW	4,880.00
03/13/2014	10547	MCKISSIC CONSTRUCTION	2,235.00
03/13/2014	10548	ALL STAR SNOW REMOVAL	1,180.00
03/13/2014	10549	INGHAM COUNTY TREASURER	14,889.18
03/13/2014	10550	MICH STATE HOUSING DEV AUTHORITY	25,996.51
03/13/2014	10551	MICH STATE HOUSING DEV AUTHORITY	53,600.13
03/13/2014	10552	MICH STATE HOUSING DEV AUTHORITY	75,431.94
03/14/2014	10553	PIPER & GOLD PUBLIC RELATIONS	6,535.83
03/17/2014	10554	JEFF DEGROOTE	1,200.00
03/24/2014	10555	JOEL KANE	317.59
03/24/2014	10556	THOMAS J GRACE	1,100.14
03/24/2014	10557	FARMERS INSURANCE	276.29
03/27/2014	10558	BOARD OF WATER & LIGHT	847.00
03/27/2014	10559	BOARD OF WATER & LIGHT	342.51
03/27/2014	10560	BOARD OF WATER & LIGHT	609.91
03/27/2014	10561	BOARD OF WATER & LIGHT	289.87 V
03/27/2014	10562	BOARD OF WATER & LIGHT	308.27
03/27/2014	10563	CONSUMERS ENERGY	864.58
03/27/2014	10564	DELHI TOWNSHIP	61.98
03/27/2014	10565	CITY OF LANSING, C.A.R.T.	45.00
03/27/2014	10566	GRANGER CONTAINER SERVICE	181.56
03/27/2014	10567	CAPITAL ONE COMMERCIAL	109.24
03/27/2014	10568	HOME DEPOT CREDIT SERVICES	80.91
03/27/2014	10569	VERIZON WIRELESS	218.05
03/27/2014	10570	TOSHIBA FINANCIAL SERVICES	197.86
03/27/2014	10571	AT & T	300.56
03/27/2014	10572	ADT SECURITY SERVICES, INC	121.83
03/27/2014	10573	COMCAST	76.95
03/27/2014	10574	PNC BANK, NA	5,265.29
03/27/2014	10575	PNC BANK, NA	4,250.80
03/27/2014	10576	FRANKENMUTH INSURANCE	153.00
03/27/2014	10577	FARMERS INSURANCE	596.32
03/27/2014	10578	CITIZENS INSURANCE CO	498.00
03/27/2014	10579	STATE FARM INSURANCE	451.00
03/27/2014	10580	PURCHASE POWER	31.05
03/27/2014	10581	BWB CLEANING	1,699.62
03/27/2014	10582	VET'S ACE HARDWARE	27.73
03/27/2014	10583	J & J HARDWOODS, INC.	1,650.00
03/27/2014	10584	SC SERVICES ENVIRONMENTAL	47,200.00
03/27/2014	10585	DICK CORTRIGHT	1,143.00
03/27/2014	10586	LANE'S REPAIR	60.00
03/27/2014	10587	REHMANN ROBSON	6,400.00
03/27/2014	10588	SEARS COMMERCIAL ONE	642.11



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Check Date	Check	Vendor Name	Amount
03/27/2014	10589	CAPITOL CITY PLUMBING	90.50
03/27/2014	10590	LANSING ICE & FUEL	348.25
03/27/2014	10591	W.F. BOHNET ELECTRIC CO	1,300.00
03/27/2014	10592	H.C. BERGER COMPANY	142.44
03/27/2014	10593	ETC	30.00
03/27/2014	10594	CITY PULSE	879.30
03/27/2014	10595	MANNIK SMITH GROUP	5,800.00
03/27/2014	10596	INGHAM COUNTY HEALTH DEPARTMENT	1,979.00
03/27/2014	10597	PIPER & GOLD PUBLIC RELATIONS	4,806.23
03/27/2014	10598	GREATER LANSING HOUSING COALITION	1,542.49
03/27/2014	10599	CAPITAL IMAGING	32.50
03/27/2014	10600	COHL, STOKER & TOSKEY, P.C.	1,061.00
03/27/2014	10601	RIZZI DESIGNS	2,137.95
03/27/2014	10602	EDEN GLEN CONDO ASSOCIATION	6,170.00
03/27/2014	10603	ALPHA & OMEGA CHIMNEY & MASONRY SER	1,243.00
03/27/2014	10604	HOOVER CONSULTING GROUP, LLC	44,596.64
03/27/2014	10605	GRAND RIVER INTERIORS & PLASTER LLC	40.00
03/27/2014	10606	LJ TRUMBLE BUILDERS	2,024.00
03/27/2014	10607	HOLISTIC LANDSCAPE, INC	2,400.00
03/27/2014	10608	SECOND CHANCE EMPLOYMENT	1,200.00
03/27/2014	10609	MCKISSIC CONSTRUCTION	2,145.00
03/27/2014	10610	MOW MASTER	2,320.00
03/27/2014	10611	AMO INSPECTIONS & APPRAISALS	1,640.00
03/27/2014	10612	INGHAM COUNTY TREASURER	10,821.36
03/27/2014	10613	DENNIS GRAHAM	372.12
03/27/2014	10614	ROXANNE CASE	70.56
03/27/2014	10615	MICH STATE HOUSING DEV AUTHORITY	1,213.45
03/27/2014	10616	MICH STATE HOUSING DEV AUTHORITY	1,156.56
03/27/2014	10617	CHAPEL OF CHRISTIAN FAITH	120.00

GEN TOTALS:

Total of 107 Checks:	416,379.47
Less 2 Void Checks:	864.87
Total of 105 Disbursements:	415,514.60

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Check Date	Check	Vendor Name	Amount
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04/16/2014	10618	BOARD OF WATER & LIGHT	532.94
04/16/2014	10619	BOARD OF WATER & LIGHT	385.09
04/16/2014	10620	BOARD OF WATER & LIGHT	580.35
04/16/2014	10621	BOARD OF WATER & LIGHT	615.74
04/16/2014	10622	BOARD OF WATER & LIGHT	1,685.00
04/16/2014	10623	CONSUMERS ENERGY	1,164.15
04/16/2014	10624	CONSUMERS ENERGY	1,066.83
04/16/2014	10625	CONSUMERS ENERGY	781.76
04/16/2014	10626	CONSUMERS ENERGY	477.41
04/16/2014	10627	CONSUMERS ENERGY	1,400.00
04/16/2014	10628	CITY OF LESLIE	1,045.11
04/16/2014	10629	CITY OF MASON	18.81
04/16/2014	10630	GRANGER CONTAINER SERVICE	181.56
04/16/2014	10631	COMCAST	76.95
04/16/2014	10632	FOX BROTHERS COMPANY	213.29
04/16/2014	10633	TOSHIBA FINANCIAL SERVICES	197.86
04/16/2014	10634	HOME DEPOT CREDIT SERVICES	19.35
04/16/2014	10635	MICHIGAN INSURANCE COMPANY	154.00
04/16/2014	10636	PIONEER STATE MUTUAL INSURANCE CO.	431.00
04/16/2014	10637	MAPLE GROVE PROPERTIES	1,200.00
04/16/2014	10638	3411 E MICHIGAN AVENUE, LLC	4,056.25
04/16/2014	10639	NORTHERN TOOL + EQUIPMENT	122.69
04/16/2014	10640	SWAT ENVIRONMENTAL	519.00
04/16/2014	10641	GARN RESTORATION SERVICES	4,575.12
04/16/2014	10642	MICHIGAN ENERGY OPTIONS	300.00
04/16/2014	10643	DICK CORTRIGHT	80.00
04/16/2014	10644	ZERO DAY	9,750.00
04/16/2014	10645	H.C. BERGER COMPANY	142.44
04/16/2014	10646	MARK'S LOCK SHOP INC	353.16
04/16/2014	10647	VET'S ACE HARDWARE	22.77
04/16/2014	10648	BWB CLEANING	1,204.32
04/16/2014	10649	CITY PULSE	879.30
04/16/2014	10650	DBI BUSINESS INTERIORS	262.80
04/16/2014	10651	HASSELBRING CLARK CO	178.78
04/16/2014	10652	W.F. BOHNET ELECTRIC CO	125.00
04/16/2014	10653	COMMERCIAL CLEANING	767.76
04/16/2014	10654	BESCO WATER TREATMENT, INC.	100.23
04/16/2014	10655	PRECISION PIPING LLC	673.84
04/16/2014	10656	MAC CONTRACTING	115,000.00
04/16/2014	10657	MARK WOODMAN PLUMBING & HEATING	3,992.50
04/16/2014	10658	ETC	5,432.35
04/16/2014	10659	PAM BLAIR	240.00
04/16/2014	10660	MANNIK SMITH GROUP	9,480.00
04/16/2014	10661	VINCENT DELGADO	260.00
04/16/2014	10662	SEARS	642.11
04/16/2014	10663	AMR ALLIANCES	970.00
04/16/2014	10664	BERRY BUILDERS LLC	40,687.76
04/16/2014	10665	HOLDERS HEATING & AIR	425.00
04/16/2014	10666	CENTURY CONSTRUCTION	1,105.87
04/16/2014	10667	LANE'S REPAIR	162.07
04/16/2014	10668	KEHREN CONSTRUCTION, LLC	5,483.00
04/16/2014	10669	METRO DEVELOPMENT CORP.	115,021.80
04/16/2014	10670	MCKISSIC CONSTRUCTION	4,975.00
04/16/2014	10671	NORTHWEST INITIATIVE	3,540.00
04/16/2014	10672	SCHUMACHER'S FOUR SEASONS	6,180.00
04/16/2014	10673	SECOND CHANCE EMPLOYMENT	2,380.00
04/16/2014	10674	HOLISTIC LANDSCAPE, INC	1,200.00
04/16/2014	10675	INTEGRITY LAWN MAINTENANCE	2,400.00
04/16/2014	10676	LJ TRUMBLE BUILDERS	2,024.00
04/16/2014	10677	ALL STAR SNOW REMOVAL	2,360.00
04/16/2014	10678	MOW MASTER	1,160.00
04/16/2014	10679	SASSY GRASS	5,600.00
04/16/2014	10680	LINDA HORAK	229.98
04/16/2014	10681	DENNIS GRAHAM	794.48
04/16/2014	10682	JOSEPH G BONSALE	309.16
04/16/2014	10683	JOHN KROHN	843.39
04/16/2014	10684	JEFFREY BURDICK	64.93
04/16/2014	10685	AMO INSPECTIONS & APPRAISALS	2,490.00
04/16/2014	10686	INGHAM COUNTY TREASURER	10,824.61
04/16/2014	10687	MICH STATE HOUSING DEV AUTHORITY	68,593.64
04/16/2014	10688	UNITED STATES TREASURY	5,760.07 V
04/16/2014	10689	PAUL DAVISON PLUMBING	2,800.00 V
04/16/2014	10690	UNITED STATES TREASURY	5,760.07
04/16/2014	10691	PAUL DAVISON PLUMBING	2,800.00

GEN TOTALS:

Total of 74 Checks:  
Less 2 Void Checks:

468,332.45  
8,560.07

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CHECK DATE FROM 04/01/2014 - 04/30/2014

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Check Date	Check	Vendor Name	Amount
Total of 72 Disbursements:			459,772.38

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

<b>Assets</b>	
Cash	\$ 37,616.37
Accounts Receivable	\$ 1,372.52
Land Contract Receivable	\$ 1,702,403.86
Land Contract Interest Receivable	\$ 91,210.12
Land Contract Escrow	\$ 19,970.96
Notes Receivable	\$ -
Specific Tax Receivable	\$ 62,732.97
Payroll	\$ -
Employer Tax Liability CDBG	\$ -
Specific Tax Receivable - Prior Year	\$ 27,240.69
OCOF Nonprofit Receivable	\$ 5,322.68
Ingham County Receivable	\$ 12,883.88
Lansing City Receivable - General	\$ 4,657.22
CDBG County Receivable	\$ 805.37
CDBG Receivable	\$ 77,319.65
NSP 3 Lansing City Receivable	\$ 85.00
NSP County Receivable	\$ -
NSP 2 Receivable	\$ -
HOME Lansing City Receivable	\$ 48,855.85
Michigan Blight Elimination Rec	\$ 43,046.60
Brownfield Rec	\$ 48,652.89
Due from other funds	\$ 2,119,971.37
Inventory - NSP2	\$ 1,835,900.00
Inventory	\$ 5,406,628.24
<b>Total Assets</b>	<b>\$ 11,546,676.24</b>

<b>Liabilities</b>	
Accounts Payable	\$ 69,052.08
Notes Payable - PNC Bank	\$ 3,500,000.00
Due to MSHDA - NSP 2	\$ -
Due to Ingham County	\$ 1,073,187.76
Due to MSHDA	\$ 1,738,940.13
Due to City of Lansing	\$ -
Due from other funds	\$ 2,119,971.37
Rental Deposit	\$ 12,100.00
Good Faith Deposits	\$ 1,507.00
Land Contract Escrow	\$ 8,770.06
Deferred Revenue	\$ 854,300.00
<b>Total Liabilities</b>	<b>\$ 9,377,828.40</b>

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

<b>Retained Earnings</b>	<b>\$ 1,814,627.22</b>
<b>Total Net Assets</b>	<b>\$ 354,220.62</b>

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

<b>Revenues</b>	
Property Sales	\$ 339,713.40
NSP 1 City of Lansing Revenue	\$ -
NSP 3 City of Lansing Revenue	\$ 17,191.95
HOME City of Lansing Revenue	\$ 21,894.54
HOME Sale Proceeds Revenue	\$ 98,974.41
Lansing Reinvestment Revenue	\$ 134,797.07
NSP 2 MSHDA Revenue	\$ 15,051.18
NSP 2 MSHDA Admin Revenue	\$ -
NSP 2 Program Income	\$ -
NSP 2 General Revenue	\$ -
NSP County Revenue	\$ -
CDBG Lansing Demo Revenue	\$ 77,319.65
Brownfield Revenue	\$ 167,772.14
Interest Income	\$ 108,731.48
Developer Fee Revenue	\$ 27,525.59
Rental Income	\$ 56,716.00
Garden Program Revenue	\$ 477.00
Late Fee Revenue	\$ 720.72
Purchase Option Fee Revenue	\$ -
Miscellaneous Revenue	\$ -
CDBG Revenue	\$ -
Ingham County Allocation	\$ -
<b>Total Revenues</b>	<b>\$ 1,066,885.13</b>

<b>Operating Expenses</b>	
Costs of Projects	\$ 249,301.67
Supplies	\$ 1,556.57
Audit Fee	\$ 12,800.00
Communication	\$ 1,315.33
Security	\$ 121.83
Memberships	\$ 400.00
Rental	\$ 7,198.16
Equipment - Small Purchase	\$ (2,036.99)
Vehicle Expense	\$ 1,172.17
Postage	\$ 167.57
Media	\$ 3,583.28
Consultants	\$ 14,022.44
Bank Fee	\$ 9,725.78
Legal	\$ 3,993.37
Contractual Services	\$ 2,250.00
Software	\$ 523.00

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

Operating Expenses continued

Travel	\$ 133.28
Conferences	\$ 485.00
Payroll Reimbursement	\$ 78,987.63
Americorp Member	\$ 1,979.00
Interior Staging	\$ -
Insurance Property	\$ -
Employer Tax Liability	\$ 4,154.74
Payroll Service	\$ 643.61
Workers Compensaton	\$ 1,822.69
Utilities	\$ 276.93
Building Maintenance	\$ 2,199.06
Lawn and Snow	\$ 319.23
Land Contract Default	\$ 1,535.00
Garden Program	\$ 18,002.93
Bicycle Share	\$ -
Rental Expense	\$ 11,704.29
Brownfield Debt Expense	\$ -
HOME Lansing City	\$ 59,324.16
Community Development Projects	\$ -
Interest Expenses	\$ -
Cristo Rey Community Center Exp	\$ -
NSP 1 Lansing City	\$ 13,563.60
NSP Ingham County	\$ -
NSP 2	\$ 88,235.80
NSP 2 Program Income Expense	\$ -
NSP 3	\$ 30,055.40
CDBG Lansing Demo	\$ 83,819.32
CDBG County	\$ 3.96
CDBG Lansing Rehab	\$ 1,268.48
Worthington Place - Leslie	\$ 8,056.22
Blight Elimination	\$ -
<b>Total Operating Expenses</b>	<b>\$ 712,664.51</b>

<b>Total Net Assets, end of period</b>	<b>\$ 354,220.62</b>
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