

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, JUNE 2 , 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 – May 5, 2014

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. Results of Land Bank staff property inspections - Discussion item
3. Lansing Region Building Materials Reuse Market Proposal: Delta Institute – Discussion item
4. Worthington Place Development in Leslie – Discussion item
5. ICLBA Public Relations Communications Report – Update item
6. 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
7. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – May 2014
 - b. Monthly Statement – April 30, 2014
8. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

May 5, 2014
Minutes

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

Members Absent: None

Others Present: Jeff Burdick, Rawley Van Fossen, Tim Perrone, Gil White, Scott Karkau, Major Alan Hellstrom, Tim Summerford

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 March 3, 2014 Minutes

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

Approval of the March 25, 2014 Minutes

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN TO APPROVE THE MARCH 25, 2014 MINUTES. MOTION CARRIED UNANIMOUSLY. CHAIRPERSON SCHERTZING AND COMM. NOLAN ABSTAINED.

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update

Executive Director Burdick informed the Board that a community meeting was held on March 22 to discuss potential options for the old Paro Party Store on Kalamazoo Street. He noted that the meeting was sparsely attended but that the discussion was productive. He also reminded the Board of the Neighbors Guiding Neighborhood forums that will be occurring on Thursday evenings in May.

2. Resolution to Provide a Donation of \$6,000 to fund a Placemaking Project on the 2000 Block of E. Michigan Avenue

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM HOPE, TO ADOPT A RESOLUTION PROVIDING A DONATION OF \$6,000 TO FUND A PLACEMAKING PROJECT ON THE 2000 BLOCK OF E. MICHIGAN AVENUE.

Gil White explained the project and noted that concentrating on this one block of E. Michigan Avenue will allow the general public to see how placemaking initiatives can enhance the vibrancy of a community. Comm. Bahar-Cook stated that she is uncomfortable providing funding for the request when it's not clear what the Land Bank would be funding. Comm. Nolan asked if other sources of funding are being sought in addition to funding from the Land Bank. Mr. White stated that \$3,000 in funding from PNC Bank is being requested. Comm. McGrain noted that he lives a few blocks from this proposed project and was not even aware that this was being proposed. He asked if area businesses have been a part of this project or if it is just something that Mr. White is doing on his own. Mr. White replied that the businesses along the block are all participating and donating a lot of the materials for the project. Comm. Bahar-Cook requested the resolution be amended to approve \$3,000 in funding for this project and to provide and up to \$2,000 in additional matching funds based on donations or other funding becoming available. Comm. McGrain seconded.

MOTION, as amended, CARRIED UNANIMOUSLY.

3. Resolution to Approve Sale of Vacant Lot on W. Maple Street, Lansing

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION TO APPROVE THE SALE OF A VACANT LOT ON W. MAPLE STREET, LANSING.

Comm. McGrain stated that he is in favor of this sale but does not want to see the vacant lot be used as parking for the church. Comm. Nolan noted that the letter from the pastor of the church, which was included in the packet, stated that the church has maintained this property since 1992, which is why they are requesting a lower price. Executive Director Burdick stated that Land Bank payment records indicated that the Land Bank has paid mowing contractors to mow this lot since it has been under Land Bank ownership. He added that the Land Bank has spent close to \$2,000 in the maintenance and acquisition of this lot.

MOTION CARRIED UNANIMOUSLY.

4. Resolution Approve Sale of 112 S. Eighth Street, Lansing

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION AUTHORIZING THE SALE OF 112 S. EIGHTH STREET, LANSING.

Executive Director Burdick stated Gorseline Funeral Home intends to demolish this house upon purchasing it from the Land Bank so to expand the size of their parking lot.

He noted that the property is zoned J (Parking) by the City of Lansing. Comm. McGrain stated that he would have a difficult time supporting this request, especially in light of the fact that it is located along the Michigan Avenue corridor and to add more parking along the corridor seems to be in direct conflict with the placemaking efforts along Michigan Avenue that the Board just approved funding earlier in this meeting.

AYES: Hope, Bahar-Cook, Nolan, Schertzing

NAYS: McGrain

MOTION CARRIED.

Chairperson Schertzing excused himself from the meeting at 6:03pm.

5. Resolution to Approve Sale of 509 W. Columbia, Mason

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION TO APPROVE THE SALE OF 509 W. COLUMBIA, MASON

Comm. Bahar-Cook asked why Land Bank staff is accepting an offer to purchase this property for \$1,000 less than its 'as is' appraisal. She expressed concern over the inconsistency in pricing of properties. Executive Director Burdick replied that staff initially accepted the offer of \$9,000 from Scott Karkau since he would be undertaking a rehabilitation of the property and that returning it to the tax roll would generate significant specific tax capture for the Land Bank. He added that performance credits are not part of this sale since this property is in Mason, which has better ability to assure that work is being done to this property as it does not have a large stock of distressed homes to monitor. Executive Director Burdick asked the Board to consider a reverter clause be required with this sale that would require the purchaser to get an occupancy permit from the City of Mason within a certain timeframe or the property would revert to the Land Bank. The Board asked Mr. Karkau, who was in attendance, if he is willing to purchase the property with a reverter clause. Mr. Karkau stated that he would still consider purchasing this property but had concerns about the details of the clause. Comm. Bahar-Cook requested the resolution be amended to add an 18-month reverter clause to the purchase agreement, meaning that Mr. Karkau would have to bring the property up to code and receive an occupancy permit from the City of Mason within 18 months of the sale. Comm. Nolan seconded.

MOTION, as amended, CARRIED UNANIMOUSLY.

6. Resolution to Approve Sale of 504 and 510 Leshar Place, Lansing (Vacant Lots)

MOVED BY COMM. NOLAN TO ADOPT THE RESOLUTION TO APPROVE THE SALE OF 504 and 510 Leshar Place. MOTION NOT SECONDED.

Executive Director Burdick stated that his recommendation is to not sell these two vacant lots to the Salvation Army, as they represent future development potential and he believes the best future use to be residential. Comm. McGrain asked Major Alan

Hellstrom with the Salvation Army, what their plans for the lots are. Major Hellstrom stated that the Salvation Army initially plans to expand their playground and may eventually expand their building. Comm. McGrain agreed with the staff recommendation to not sell, stating that the configuration of the vacant lots to the Salvation Army property does not lend itself to expanding the playground in this location. He agreed that residential appears to be the best future use for the site.

NO ACTION TAKEN.

7. Resolution to Purchase Tax Foreclosed Parcels

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN, TO ADOPT THE RESOLUTION TO PURCHASE TAX FORECLOSED PARCELS.

No discussion.

MOTION CARRIED UNANIMOUSLY.

8. Worthington Place Development in Leslie – Discussion item

Not discussed.

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

Not discussed.

10. Property Maintenance, Renovation & Development

10a. Residential Property Update – Dashboard

Not discussed.

10b. Garden Program Update – Dashboard

Not discussed.

10c. Completed and Pending Sales

Not discussed.

10d. General Legal Update - Counsel

No report provided.

11. Accounts Payable – March and April 2014

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE ACCOUNTS PAYABLE FOR MARCH AND APRIL 2014. MOTION CARRIED UNANIMOUSLY.

12. Chairman and Executive Director Comments:

None.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:30 p.m.

Respectfully submitted,
Jeffrey Burdick



May 28, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Results of Staff Property Inspections

Starting in the beginning of 2014, Land Bank staff has been conducting site inspections of structures it owns that were identified as not having a disposition plan. Just over 200 properties were inspected, which included photographing the property, gaining entry to examine its condition, and noting information such as the proximity of previous Land Bank investment, the condition of the block, the number of bedrooms and bathrooms, and the condition of the roof, windows, and foundation. An abbreviated version of the results of the inspections is included in your packet.

Each property was assigned a grade by its inspector(s):

A = Land Bank rehab and sale – this property is in decent condition and can be renovated with Land Bank money and should result in a sale that will allow the Land Bank to at least break even.

B = Land Bank rental or sell to investor – this property could be renovated, but would need considerable work and could not be fully done within the Land Bank budget, but could accommodate a limited renovation for use as a rental. In addition, this property could be marketed to private investors.

C = Rehab with Subsidy – this property could be renovated with subsidy (CDBG, HOME).

D = Demolition – this property is in poor condition and needs to be demolished.

Staff often found it difficult to assign one renovation grade to a property, resulting in some properties receiving a combination of grades (e.g. A-B, B-C). However, most properties graded D were clearly in need of demolition. The results of the inspections are as follows:

A or partially A – 12 properties

B or partially B – 45 properties

C or partially C – 24 properties

D or partially D – 149 properties

The next step is to have Dennis Graham, the Land Bank's Construction Manager, visit each property graded or partially graded A (12 properties) and write basic specifications to determine an approximate cost to renovate and to order appraisals on these properties to determine what they could be sold for. We have already done this with one of the A-graded properties (1035 Morgan Street) and determined that the renovation of this property would not yield a profit or break even. Ideas being considered by staff, which may appear before the Board for your input and/or approval in the future include applying for funding from MSHDA to subsidize the renovation of some of these structures, holding auctions with pre-qualified bidders similar to a current initiative of the Detroit Land Bank, seek funding for demolition/deconstruction, aggressively market to private investors, and request an additional line of credit to provide up front funds to renovate and/or construct homes.

Parcel ID #	Grade	Address	D/O	SHPO	Notable Features	Disposition Notes
33-01-01-32-326-031	A	1808 Pierce Road			Block walls	Suggested rental. 1719 Pierce City rehab.
33-01-01-22-131-081	A	1035 MORGAN ST			fireplace, wood floors	Nice living room, doors.
33-01-01-10-181-191	A	1220 MASSACHUSETTS AVE			Nicely renovated home next door, across from school	North town neighborhood association
33-01-01-08-176-461	A or B	1517 REDWOOD ST			Decent condition, house next door recently burned and vacant	Small house, rental possibility
33-01-01-17-227-071	A-B	814 W Lapeer	Y	Y	good shape, remodeled	2006 furnace in decent shape
33-01-01-17-135-151	A-C	1705 S GENESEE DR		Y	water sprinklers	ramp, furnace new-ish 92.3% eff
33-01-01-17-454-251	A-C	1217 W HILLSDALE ST	Y			Addition. New water heater. Chimney sweep
33-01-01-21-254-005	A-C	1005 Clear Street		Y		Duplex with 2007. Rented in 2011.
33-01-01-21-254-010	A-C	1007 Clear Street		Y		Duplex with 2005. Rented in 2011.
33-01-01-22-253-091	A-C	1135 Dakin	Y			Could have 1st flr laundry/mud rm
33-01-01-22-253-131	A-C	1140 McCullough				
33-01-01-22-280-001	A-C	1201 LATHROP ST			corner lot	walk out
33-01-01-28-452-151	B	3146 S CEDAR ST	Y			Very odd layout. Commercial?-ZONED RESIDENTIAL
33-01-01-16-108-181	B	523 N Walnut		Y	tongue/groove pine wall	Rehab, rental
33-01-01-16-358-141	B	5 Savoy Ct		Y	fireplace	neighbor interested in buying
33-01-01-17-226-182	B	611 N Butler	Y	Y	new glass block windows	2002 furnace, new elec box, big lot, off saginaw
33-01-01-20-108-031	B	1901 Olds			2 1-bedrm apts up	Rental. Could fix w/power braces.

33-01-01-20-135-021	B	909 Riverview	Y			Rental. Newer sewer.
33-01-01-21-258-050	B	1145 S Grand Avenue		Y		Sell to BWL? Take a lot of \$\$ to rehab.
33-01-01-22-127-111	B	1211 E Malcolm X (Main) St			spiral staircase	Hole in roof. Been winterized.
33-01-01-03-376-078	B	2304 N High	Y		Rehab in process, no appliances, etc.	Could be a potential investor project but has demo order
33-01-01-03-376-101	B	2212 N High			Large garage, handicap accessible ramp in rear. Interior seems to be in fair condition.	Could be good investor project. Not in an area that the LB has built in
33-01-01-04-328-451	B	427 W Randolph			Edge of industrial area	Interested buyer
33-01-01-04-456-211	B	218 MOSELY AVE			Good street	House is small, might better serve to use as rental or sell to investor.
33-01-01-08-228-371	B	1433 Roosevelt			Front porch, newer siding & windows, backyard	Appraisal completed, one investor previously interested but not anymore
33-01-01-08-229-121	B	1512 Roosevelt	Y		Good size VL next door. Well maintained adjacent properties.	Review original inspection notes to see why Demo order.
33-01-01-09-228-211	B	1925 THOMPSON ST			Cute house,	
33-01-01-09-255-121	B	318 Beaver Street			ICLB lots next door	2 folks have inquired about purchasing this property
33-01-01-09-327-041	B	1214 N GRAND RIVER AVE		Y	2 unit, shpo area, no driveway?, ceiling collapse in one of the units	Near old town, good investor project, Check with EVE about rehabbing
33-01-01-10-205-221	B	1631 Ohio			Set back from road, large garage/shed. Large lot.	

33-01-01-10-103-181	B	813 McKinley			Rehab in process, open floor plan	Needs to be secured ASAP. Children across the street. Right around the corner of Cristo Rey comm. center
33-01-01-17-253-071	B - Rental	1314 W Ionia		Y		rental ?
33-01-01-22-130-051	B - Rental	1023 S Pennsylvania			3-unit	rental
33-01-01-06-179-021	B - rental	3028 Alfred Avenue			Set back from street, abandoned rehab	Small, no basement, not able to get inside
33-01-01-29-202-241	B- Investor	1121 W Mt Hope			Lead paint	Too much \$ for HOME
33-01-01-28-283-092	B/C	623 TISDALE AVE	Y		Side lot	Collapsed garage, basement door not secure
33-01-01-33-404-171	B/C	208 E Everettdale			Quiet Street	Large limb down in the back yard
33-01-01-33-433-121	B/C	636 Julia Street				Awkward basement stairs
33-01-01-21-477-145	B/C	546 Avon	Y			Lead Paint on exterior siding, unable to gain entrance.
33-01-01-17-380-101	B/C	424 HURON ST		Y	no backyard	CDBG/NSP2 or demo/rebuild
33-01-01-15-451-251	B/C	1417 Elizabeth Street				
33-01-01-15-485-171	B/C	1706 Elizabeth				
33-01-01-14-353-161	B/C	422 S Magnolia Avenue				
33-01-01-09-279-002	B/C	1226 CENTER ST			Large home, one block from old town	Unable to gain entry. Non-LB padlocks on property. Broken window downstairs.
33-01-01-09-279-171	B/C	406 Liberty			Large home, block from old town, architectural features	Block from old town. Front door is not secure. Two broken windows.
33-01-01-10-303-161	B/C	921 Porter	Y		Corner lot,	
33-01-01-28-284-081	B-Rental	532 Tisdale Avenue			Shed	Recent upgrades inside house.

33-01-01-28-453-041	B-Rental	3331 Stabler Street			Side lot-NOT OURS	Tree limbs on rear roof.
33-01-01-21-481-040	C	615 Norman			N	Demo would leave gap in neighborhood.
33-01-01-29-278-021	C	2509 S MLK			Lead paint, asbestos, nice wood work, radiators	2 basement windows and 1 attic window broken.
33-01-01-33-151-181	C	3712 Lowcroft Avenue				Neighbor has 3 cars parked in driveway.
33-01-01-21-427-105	C	1418 Linval				been spec'ed by city previously
33-01-01-21-329-011	C	117 ISLAND AVE		Y	full of stuff. Hard to see anything	Utility truck in drive. Garage & truck with usable stuff. HABITAT did house next door
33-01-01-09-303-221	C or D	419 W Willow	Y	Y	In shpo, needs lots of work, good size	Wide lot, investor project if not demo?

Parcel Number	Overall Grade**	Address	Demo/Order	SHPO	Flood Plain
33-01-01-09-303-221	C or D	419 W Willow	Y	Y	
33-01-01-21-361-081	D	1845 Osband Avenue		Y	
33-01-05-08-204-121	D	6240 Shreve Street			
33-01-01-21-378-012	D	1607 Coleman Avenue		Y	
33-01-01-21-379-181	D	321 W Barnes	Y	Y	
33-01-01-21-454-027	D	112 ISBELL ST	Y		
33-01-01-21-459-015	D	1616 Herbert			
33-01-01-21-478-070	D	1612 Bailey	Y		
33-01-01-22-352-161	D	1629 Lyons	Y		
33-01-01-22-354-001	D	1701 BAILEY ST	Y		
33-01-01-27-428-011	D	2815 RUTH AVE	Y		Y
33-01-01-27-428-241	D	1832 E WILLARD AVE	Y		Y
33-01-01-28-105-071	D	618 Cooper	Y		
33-01-01-28-334-031	D	218 Astor Avenue			
33-01-01-28-405-441	D	210 Denver Avenue	Y		
33-01-01-29-426-241	D	712 Dunlap	Y		
33-01-01-29-476-301	D	911 Loa Street			
33-01-01-30-453-171	D	3128 VIKING RD	Y		
33-01-01-31-276-101	D	2600 Greenbelt			
33-01-01-31-479-191	D	2212 W Jolly	Y		
33-01-01-32-176-361	D	1727 HILLCREST ST	Y		
33-01-01-32-251-351	D	1116 EATON CT	Y		
33-01-01-32-278-021	D	3917 Burchfield	Y		
33-01-01-32-352-261	D	2010 W JOLLY RD	Y		
33-01-01-32-427-021	D	4501 S MLK Jr			
33-01-01-32-477-261	D	836 Dornell			
33-01-01-32-478-101	D	4908 Delray			
33-01-01-32-480-161	D	5000 Delbrook Avenue			
33-01-01-33-101-181	D	3631 BURCHFIELD DR	Y		
33-01-01-33-102-101	D	3517 LOWCROFT AVE	Y		
33-01-01-33-205-224	D	3516 JEWELL AVE	Y		
33-01-01-33-283-061	D	533 JESSOP AVE	Y		
33-01-01-34-402-071	D	1526 E Cavanaugh Road			Y
33-01-05-05-202-201	D	1301 W JOLLY RD	Y		
33-01-05-05-202-222	D	1315 W Jolly			
33-01-01-29-376-052	D	1822 W Holmes	Y		
33-01-01-21-463-070	D	1819 Herbert	Y		
33-01-01-08-376-221	D	813 Cawood	Y		
33-01-01-08-381-091	D	739 N Jenison	Y		
33-01-01-09-307-131	D	512 W KILBORN ST	Y	Y	
33-01-01-16-106-101	D	618 W Genesee		Y	
33-01-01-16-106-232	D	609 W Lapeer Street		Y	
33-01-01-16-108-171	D	521 N. Walnut	Y	Y	
33-01-01-16-108-241	D	417 W Lapeer		Y	
33-01-01-16-357-240	D	525 W LENAWEE ST	Y	Y	

33-01-01-17-227-061	D	816 W Lapeer	Y	Y	
33-01-01-17-227-251	D	729 W Saginaw		Y	
33-01-01-17-231-251	D	419 N Butler	Y	Y	
33-01-01-17-252-141	D	321 Howe		Y	
33-01-01-17-257-021	D	220 Westmoreland		Y	
33-01-01-17-260-021	D	110 Lahoma			
33-01-01-20-134-132	D	914 RIVERVIEW AVE	Y		
33-01-01-21-253-075	D	1016 Clear Street	Y	Y	
33-01-01-21-277-035	D	1032 Beech	Y		Y
33-01-01-21-329-262	D	1427 MCINTYRE CT	Y	Y	
33-01-01-21-427-118	D	1408 Linval			
33-01-01-21-430-225	D	524 Baker	Y		
33-01-01-22-134-071	D	1019 Walsh	Y		Y
33-01-01-22-205-222	D	1012 Bensch	Y		
33-01-01-22-205-231	D	1010 Bensch	Y		
33-01-01-22-206-052	D	1019 Bensch			
33-01-01-22-208-131	D	1041 McCullough	Y		
33-01-01-22-230-161	D	1036 Leslie			
33-01-01-22-230-251	D	1000 LESLIE ST	Y		
33-01-01-22-253-051	D	1117 Dakin	Y		
33-01-01-22-301-031	D	713 Beulah	Y		Y
33-01-01-22-301-081	D	727 BEULAH ST	Y		Y
33-01-01-22-306-161	D	1424 Ada			Y
33-01-01-22-307-021	D	1413 Ada	Y		Y
33-01-01-22-307-211	D	1434 PONTIAC ST	Y		Y
33-01-01-14-358-301	D	647 S Fairview			Y
33-01-01-15-302-121	D	211 Hill Street		Y	
33-01-01-15-302-141	D	217 Hill Street		Y	
33-01-01-15-302-231	D	210 S. Hosmer		Y	
33-01-01-15-378-043	D	511 S PENNSYLVANIA AVE			
33-01-01-16-479-011	D	507 Beech			
33-01-01-16-479-032	D	517 Beech			
33-01-01-15-484-111	D	616 Shepard			
33-01-01-08-201-231	D	1729 Roselawn	Y		
33-01-01-08-256-201	D	1337 N MLK Jr	Y		
33-01-01-08-201-151	D	1304 GREENWOOD AVE	Y		
33-01-01-10-181-211	D	1214 MASSACHUSETTS AVE	Y		
33-01-01-03-104-311	D	726 Orchard Glen			
33-01-01-03-306-161	D	925 Banghart			
33-01-01-03-354-041	D	2319 N HIGH ST	Y		
33-01-01-08-206-131	D	1436 Robertson			
33-01-01-08-228-091	D	1534 Lansing			
33-01-01-08-228-211	D	1420 Lansing			
33-01-01-08-251-011	D	1422 N Jenison	Y		
33-01-01-08-255-191	D	1331 ROBERTSON AVE	Y		
33-01-01-08-330-041	D	1126 Cleo	Y		
33-01-01-08-402-141	D	1213 Linwood			

33-01-01-08-405-121	D	1139 Linwood	Y		
33-01-01-08-407-281	D	1111 Glenn			
33-01-01-10-103-201	D	807 McKinley	Y		
33-01-01-10-129-061	D	1818 Vermont			
33-01-01-10-153-061	D	1546 Ballard	Y		
33-01-01-10-154-311	D	1005 E GRAND RIVER AVE	Y		
33-01-01-10-183-171	D	1255 E Grand River			
33-01-01-10-183-181	D	1257 E Grand River	Y		
33-01-01-10-254-041	D	1315 Ohio	Y		
33-01-01-10-326-611	D	1016 E GRAND RIVER AVE			
33-01-01-10-327-161	D	1109 Farrand	Y		
33-01-01-10-328-011	D	1142 Farrand			
33-01-01-10-401-080	D	1204 Cleveland	Y		
33-01-01-10-410-051	D	1000 MAHLON ST	Y		
33-01-01-10-411-171	D	1548 E. Grand River Ave			
33-01-01-03-377-191	D	1213 Lake Lansing			
33-01-01-10-329-281		915 JOHNSON AVE	Y		
33-01-01-10-330-171		1115 E Oakland Avenue			
33-01-01-10-331-192		1215 E Oakland	Y		
33-01-01-10-353-191		723 EAST PARK TERRACE	Y		
33-01-01-10-353-211		727 EAST PARK TERRACE	Y		
33-01-01-10-376-121		1023 May	Y		
33-01-01-14-105-051		622 N Hayford	Y		
33-01-01-14-304-031		129 S. Magnolia	Y	Y	
33-01-01-14-309-121		324 S HAYFORD AVE	Y	Y	Y
33-01-01-14-327-192		229 S Francis	Y		Y
33-01-01-14-329-101		312 S Mifflin	Y		
33-01-01-14-354-181		400 S Hayford	Y		Y
33-01-01-14-358-092		533 S FAIRVIEW AVE	Y		Y
33-01-01-14-359-121		609 S MAGNOLIA AVE	Y		Y
33-01-01-14-359-452		524 S HAYFORD AVE	Y		Y
33-01-01-14-360-041		521 S HAYFORD AVE	Y		Y
33-01-01-14-362-001		601 S Clemens	Y		
33-01-01-14-363-131		643 S HAYFORD AVE	Y		Y
33-01-01-14-363-302		608 S FOSTER AVE	Y		Y
33-01-01-14-380-211		616 S Francis	Y		Y
33-01-01-14-380-221		612 S Francis	Y		Y
33-01-01-14-381-081		633 S Francis	Y		Y
33-01-01-14-381-202		626 S Mifflin	Y		Y
33-01-01-15-126-371		1116 E Saginaw	Y		
33-01-01-15-301-071		208 Hill	Y		
33-01-01-15-301-091		212 Hill	Y		
33-01-01-15-301-101		216 HILL ST	Y		
33-01-01-15-301-131		224 HILL ST	Y		
33-01-01-15-302-221		214 S. Hosmer	Y	Y	
33-01-01-15-311-051		321 S Eighth	Y	Y	
33-01-01-15-353-021		811 BEMENT ST	Y		

33-01-01-15-355-111		516 S Pennsylvania	Y		
33-01-01-15-355-171		920 Hickory	Y		
33-01-01-15-358-291		822 Larned	Y		
33-01-01-15-380-041		1013 Euclid	Y		
33-01-01-15-380-311		1018 Bement	Y		
33-01-01-15-432-101		229 SHEPARD ST	Y	Y	
33-01-01-15-453-111		537 Clifford	Y		
33-01-01-15-479-361		422 REGENT ST	Y		
33-01-01-16-478-061		609 Helen	Y		
33-01-01-16-479-221		610 Helen	Y		



May 28, 2014

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Building Deconstruction and Materials Reuse Market Analysis by the Delta Institute

The County Treasurer is requesting \$29,000 from the Treasurer's Delinquent Tax Fund to pay for a Building Deconstruction and Materials Reuse Market Analysis that will be undertaken by the Delta Institute. A description of this analysis has been provided in your packet.

Based on inspection surveys conducted by Land Bank staff over the past five months, the Land Bank currently has up to 149 structures in its inventory that are in need of demolition due to their condition. This number does not include the recent property tax foreclosures. Deconstructing these structures, rather than demolishing them, would reduce landfill waste and potentially create jobs and other economic opportunities. The challenge is in determining if there is a ready market in the greater Lansing area to support the reclaimed building materials beyond the standard 2-3 structures that have been deconstructed through 'pilot' projects in the past. This market analysis will help to determine the market potential of a robust deconstruction initiative.

Reclaimed Lumber: A Hidden Asset for the Greater Lansing Area *May 13, 2014*

Request

This proposal requests a grant of \$29,000 to support the work of Delta Institute and local partners to establish a regional market for reclaimed lumber that could support Lansing-based economic activity. Lansing and the surrounding areas are a potential source of significant quantities of reclaimed lumber and it is critical that the Greater Lansing Area realize the value of this hidden asset in terms of jobs, economic development and positive branding for the region. By providing an accurate estimate of the potential for the current market to expand, we can demonstrate a variety of approaches that create new economic activity in the region, such as the jobs created through the process of reclaiming lumber from vacant houses or the jobs and businesses created through value added production of reclaimed lumber.

1) Project Background

It has been said that our old growth forests still stand – not in our forests, but in our buildings. Homes, apartment buildings and factories contain beams, 2 by 4s, flooring and woodwork – all of which is reusable. In fact, much of this lumber is “old growth” with much higher quality and value than the wood used in today’s construction. The challenge to reusing this valuable resource is to change perceptions of the built environment by helping citizens, builders, demolition contractors and policy makers see the assets within vacant structures and the economic growth and employment opportunities associated with reclaiming those assets. As perspectives shift, the opportunity to maximize the value of materials, reduce the amount of materials sent to landfills and create new jobs and businesses will grow.

Building deconstruction is the process of systematically dismantling a building that would otherwise be demolished. The process allows harvesting of reusable materials and diverts building waste from landfills, while creating jobs and economic opportunities. The deconstruction and materials reuse industry has grown in recent years due to the considerable environmental and economic opportunities it offers. Environmentally, deconstruction reduces construction and demolition waste, prevents exposure to, and contamination from, lead dust, preserves resources, and supports sustainable building practices. Economically, deconstruction and building materials reuse increases the opportunity for local business development and results in local job growth. This enhances the local tax base and contributes to a multiplier effect of money invested in the community. Furthermore, reduced disposal costs, avoided purchases of new materials, revenue earned from material sales and potential tax increases add up to enhanced financial value from deconstruction and building materials reuse.

The market for the deconstruction industry is contingent upon social and economic conditions, local policies and the presence of organizations driving the industry. While there have always been opportunities to salvage architectural elements, more

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comprehensive deconstruction, i.e. reclamation of dimensional lumber, siding, floor joists, etc., has yet to occur in the tri-county region in any meaningful way. Fortunately, there are hidden assets within vacant buildings. With proper deconstruction, materials handling and market development, these assets could be resold, repurposed and remanufactured – creating economic opportunities and jobs throughout the Greater Lansing area and supporting the “Culture of Craftsmanship” that exists in the region.

2) Statement of Need

Each year, the Ingham County Land Bank receives approximately 75 homes and commercial properties through tax foreclosures. Many of the structures are rehabilitated and resold; others are too far gone or not economical to save. Generally, the Land Bank demolishes these homes. However, the Land Bank is interested in designating a certain number of homes each year for deconstruction, not demolition, to supply a regional building materials reuse market in the tri-county area. The Land Bank views deconstruction as an opportunity to create jobs for the ‘hard-to-employ’, promote job training and self-sufficiency, and build an enduring, regional market for reclaimed building materials.

It is estimated that over the next 3-5 years, the Ingham County Land Bank will spend \$3-4 million on the demolition of blighted properties. These houses contain hidden assets worth hundreds of thousands of dollars as a raw material to wood workers and furniture makers. Much of the framing in pre-WWII homes is lumber from old growth forests that will never be available again. Its density, strength and history are valued in the marketplace over newer lumber milled from tree farms. The lumber in the mid-century homes, while less valuable than old growth lumber, has a variety of uses and appeals to buyers who want more modern lumber at a fraction of the cost of new. Additional value is possible, as artisans, craftsman and others create new products from reclaimed materials. To date, sales of reclaimed lumber in the region have been dependent on small scale entrepreneurs who are able to reclaim relatively insignificant amounts of lumber from occasional contracts. Going forward, we hope to expand the existing ‘peer-to-peer’ market into a broader, economically viable market where the true value of reclaimed materials is realized and appreciated.

3) Description of Project Goals & Objectives

The project’s primary goal and deliverable is the development of the *Building Deconstruction and Materials Reuse Market Analysis*. This market analysis will 1) appraise the amount of merchantable/marketable building materials from vacant homes in the Greater Lansing Area, and 2) evaluate the market potential for selling reclaimed building materials and value-added products in this region, and 3) understand the challenges and barriers to establishing a deconstruction and materials reuse market, and 4) recommend how best to transform reclaimed lumber into an economic development opportunity that creates jobs in the region.

To evaluate market supply, the project team will estimate the amount of merchantable/marketable building materials available from vacant homes through a process that combines actual deconstruction data, e.g. average amount of board feet, types of

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material, etc., with vacant home inventory information from the Ingham County Land Bank and other municipal entities. The end result is an estimate of the type, quantity and value of merchantable building materials within these homes.

The information gathered from the materials assessment will provide the basis for evaluating market demand for reclaimed building materials in region. Using census information, community data and other market indicators, we will determine the viability of a building materials reuse warehouse or store and identify any opportunities to initiate value-added processing of reclaimed building materials. The project team will also talk with architects, builders, craftsman, artisans and other potential users of reclaimed materials to better understand their perspectives, interests and needs. Our work in the Greater Lansing area would mimic the work in other cities, as opportunities for building materials reuse emerge from the growing need to reduce blight and stabilize neighborhoods, created by the economic recession and foreclosure crisis.

Throughout the process, we would engage the public through the monthly Salvage Summit meetings in Lansing. At each meeting, we would seek input from the participants, present draft findings and report on progress.

A) Components of the Market Analysis

To evaluate market supply, the project team will answer the following questions:

- How many houses in the Greater Lansing Area are suitable for deconstruction?
- What kinds of lumber do these houses contain?
- How much lumber can be reclaimed from the typical vacant house in the region?
- What is the value of the lumber?
- What processing is needed for reclaimed lumber to be ready for resale? What is the cost of this processing?
- What are the required conditions and cost for safe storage for future sale?

To evaluate market demand, the project team will explore these questions:

- Who is currently buying reclaimed lumber?
- What are buyers using the lumber for?
- What is the estimate of the need for more reclaimed lumber?
- What is best way to set the price per board foot for reclaimed lumber?
- What types of reclaimed lumber has the most value and why?
- Can reclaimed lumber be sold on scale through retail outlets in Lansing and surrounding cities?
- Is there additional value in branding reclaimed lumber from Lansing?
- How can we resolve the issue regarding reclaimed lumber for construction?

To evaluate market and economic development needs, we will answer these questions:

- Where is the market working effectively and why?
- What are the barriers to building a successful regional market?

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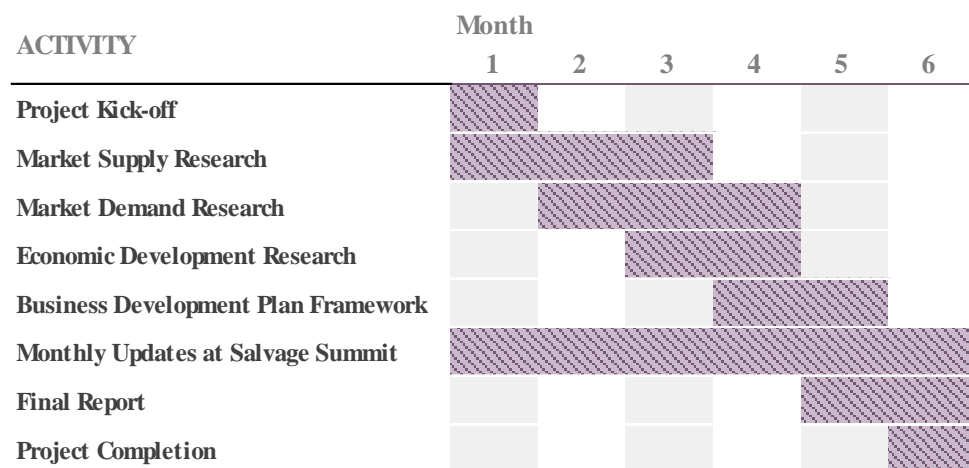
- What are the key factors for the market to develop beyond small scale entrepreneurial activity?
- What are the potential market conditions needed to grow to scale?
- What types and quantity of jobs will be created for deconstruction, processing and storing of reclaimed lumber?
- Can the significant supply of reclaimed lumber in the region be used in value added processing in region, such as furniture production?
- Are there new uses for reclaimed lumber that have economic development impact?

A secondary goal from this project to develop the underpinnings for a business development plan in building materials reuse. While we would not develop a full business plan, we would identify the practical elements necessary for creating a building materials reuse center, such as the appropriate location and size of the retail warehouse, inventory control, branding, materials valuation, and materials procurement. By incorporating business planning elements into the market analysis, we can accelerate the development of this market.

Ultimately, this market analysis will help community leaders understand the potential scale and dimensions of the emerging building materials reuse market, so neighborhood blight can be ameliorated with greater purpose, long-term, sustainable jobs can be created, and economic value can be gained from waste.

4) Timeline for Implementation

Below is a timetable for implementing this project. We expect the project to last 6 months.



5) Project Team

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The Ingham County Land Bank will lead and manage the overall project, with Delta Institute providing technical assistance. Delta works in partnership with business, government and communities in the Great Lakes region to create and implement innovative, market-driven solutions that transform waste from a liability to an asset.

6) About Delta Institute

Delta Institute [a 501(c)(3) nonprofit] is a nationally recognized leader in deconstruction policy, deconstruction workforce development, and materials reuse market development. In Chicago, Delta operates a social enterprise affiliate, the Rebuilding Exchange (www.rebuildingexchange.org), which sells salvaged building materials to the public, sponsors educational workshops and programming, and provides job training in deconstruction and materials reuse for contractors and disadvantaged workers. Through this enterprise and its numerous other programs, Delta collaborates with local communities and businesses to develop sustainable, inclusive, and job rich materials reuse industries. Delta's overarching mission is to create market opportunities to achieve environmental sustainability and economic development throughout the Great Lakes region.

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**Worthington Place Condos
Leslie**

Oetzel Hartman Appraisal Data	
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
Total	\$ 195,000

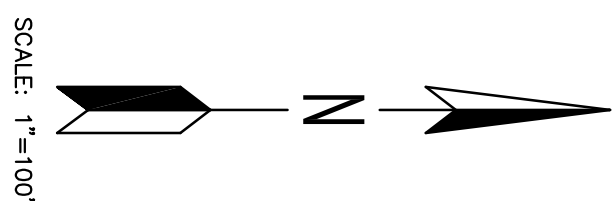
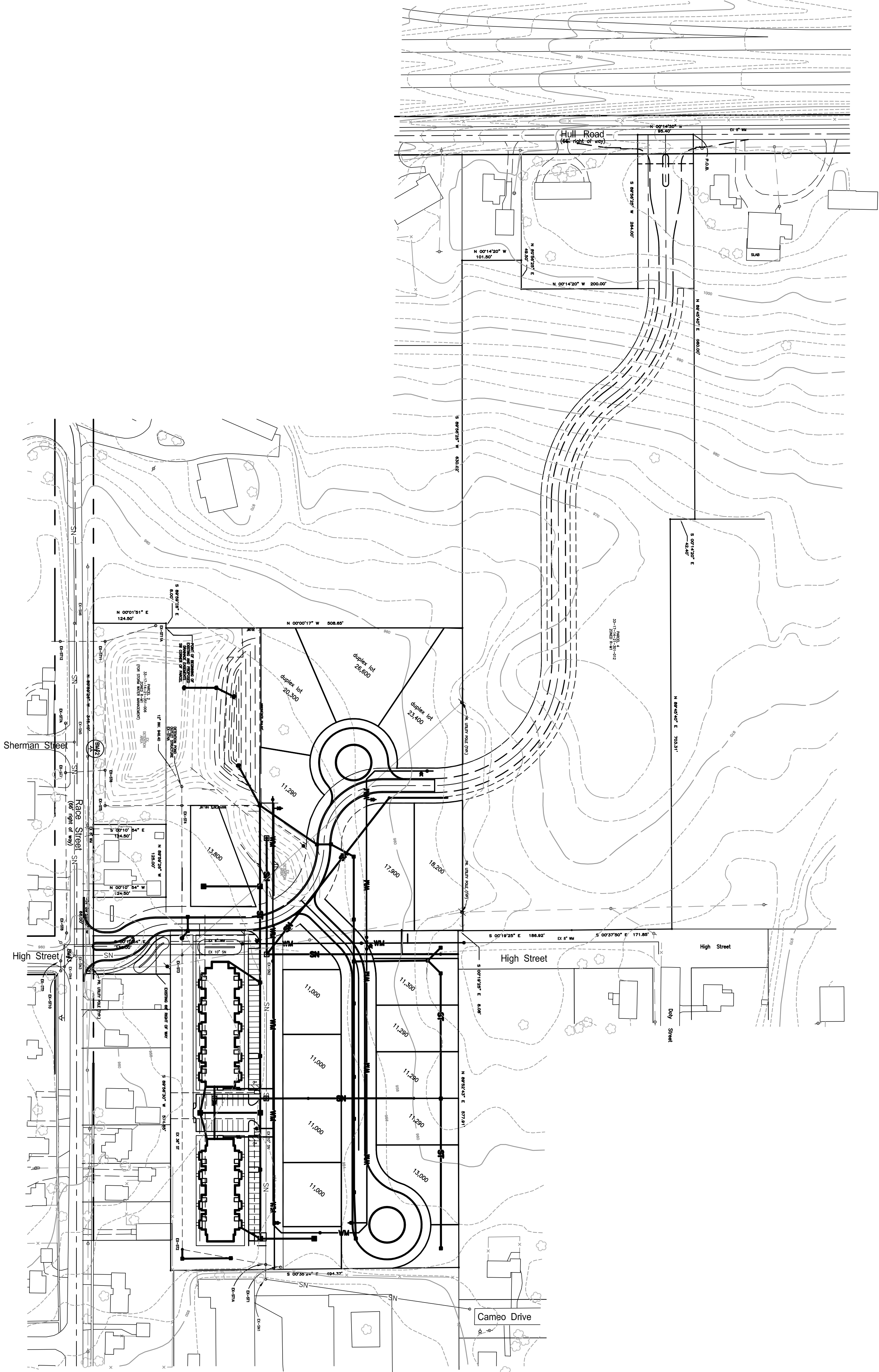
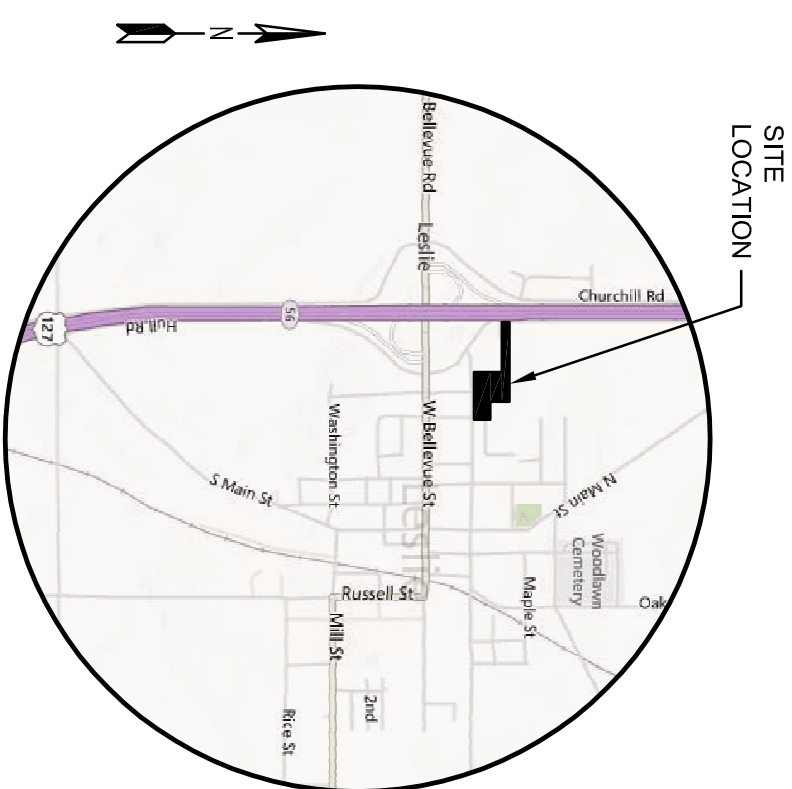
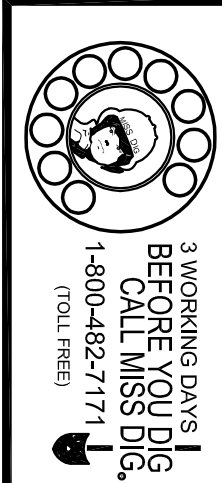
Dennis Graham Rehab Cost Estimate	
Avg cost to rehab per unit	\$ 24,775
9 units	\$ 222,975

Options:

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

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

Rehab, lease-up, then sell	
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)	
	\$ 267,025 net, less legal costs



SCALE: 1"=100'

NO.	REVISIONS	BY	DATE	Drawn By
				SPM
				Date
				3/24/14
				Approved By
				Date

4063 Grand Oak Drive
Suite A109
Lansing, MI 48911
T: 517.887.1100
F: 517.887.6335
engdot.com



INGHAM COUNTY LAND BANK
WORTHINGTON PLACE APARTMENTS
LESLIE, MICHIGAN

PRELIMINARY REVISED SITE LAYOUT

PROJECT NO.
13065
SHEET NO.
1 OF 2

BASE DRAWINGS OBTAINED FROM:
BOSS ENGINEERING CO.
HOWELL, MICHIGAN

INGHAM COUNTY LAND BANK
ACTIVITY REPORT
May 31, 2014

Property Inventory	Inventory* as of 12/31/2013	Previous Month as of 4/30/2014	Acquired as of 5/31/2014	Rental or Garden as of 5/31/2014	Demolished as of 5/31/2014	Sold as of 5/31/2014	Current Inventory as of 5/31/2014
Structures	359	331	0	0	16	18	325
Rentals	29	29	0	0	0	0	29
Gardens	95	98	0	3	0	0	98
Vacant Land	603	610	1	(3)	16	7	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
TOTAL(S)	1,103	1,085	1	0	0	25	1,079

*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 5/31/2014
L/C Residential	31
L/C Commercial	2
L/C Total	33

Approved Line of Credit as of 5/31/2014	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 3,100,000.00
Available Balance	\$ 1,900,000.00

For Sale (by Program)	Pending Sales as of 5/31/2014	Sold as of 5/31/2014	Current For Sale as of 5/31/2014
NSP1	1	2	1
NSP2	2	9	17
NSP3	0	3	0
HOME	1	2	4
CDBG	0	0	15
LB	2	2	6
Eden Glen	0	0	15
TOTAL(S)	6	18	58

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	7/21/2014	\$82,900	\$82,900		
33-01-01-17-401-241	1122 W Allegan		NSP-2	M. Gerich	10/11/2014	\$74,500			
33-01-01-22-281-061	1225 Allen	LISA	NSP-2	Joe C.	8/29/2014	\$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	Re-List		\$47,800			
33-01-01-21-377-111	1616 Coleman	LISA	NSP-2	Lau	4/25/2014	\$64,900			
33-01-01-10-133-142	1605 Illinois		NSP-2	Mitch	6/26/2014	\$72,500			
33-01-01-21-460-028	326 Isbell		NSP-2	Joyce	11/5/2014	\$68,300			
33-01-01-08-176-411	1427 N Jenison		NSP-2	Joe C.	7/1/2014	\$104,500	\$104,500		
33-01-01-15-358-341	806 Larned		NSP-2	Mitch	7/9/2014	\$69,800			
33-01-01-08-409-351	1139 W Maple	LISA	NSP-2	Re-List		\$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	8/29/2014	\$84,900			
33-01-01-21-329-221	209 Reo Ave.		NSP-2	BH	8/31/2014	\$74,900			
33-01-01-10-129-101	1806 Vermont	LISA	NSP-2	BH	8/29/2014	\$54,900	\$54,900		
33-01-01-20-131-031	815 Riverview	LISA	NSP-2	Lau	10/4/2014	\$59,900			
33-01-01-29-277-061	904 Lenore		HOME	CK		\$60,000	Not Finished		
33-01-05-06-479-001	2219 Newark		HOME	Mitch	10/30/2014	\$72,000	\$72,000		
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	Joyce		\$69,000	Mid/End of May Completion		
33-01-01-17-401-061	1310 W. Allegan		CDBG	BH	10/1/2014	\$87,500	Mid/End of May Completion		
33-01-01-21-257-135	1128 S Grand Ave.		CDBG	BH	11/14/2014	\$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	Re-List		\$49,500			
33-01-01-31-126-221	3325 W Holmes		LB	BH		\$88,500			
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	115 E. Mason		LB	Mitch	6/16/2014	\$74,900	\$74,900	5/30/14 @ 2PM	
33-01-05-10-227-041	1738 Maisonette		EdenGlen	Lau	7/28/2014	\$53,500			
33-01-05-10-227-056	1751 Maisonette		EdenGlen	Lau	7/28/2014	\$53,500			
33-01-05-10-227-076	1703 Maisonette		EdenGlen						
33-01-05-10-227-068	1723 Maisonette		EdenGlen						
33-01-05-10-227-061	1733 Maisonette		EdenGlen						
33-01-05-10-227-064	1739 Maisonette		EdenGlen						
33-01-05-10-227-078	1707 Maisonette		EdenGlen						
33-01-05-10-227-069	1725 Maisonette		EdenGlen						
33-01-05-10-227-063	1737 Maisonette		EdenGlen						
33-01-05-10-227-053	1745 Maisonette		EdenGlen						
33-01-05-10-227-002	6103 Scotmar		EdenGlen						
33-01-05-10-227-022	6143 Scotmar		EdenGlen						
33-01-05-10-227-007	6113 Scotmar		EdenGlen						
33-01-05-10-227-009	6117 Scotmar		EdenGlen						
33-01-05-10-227-017	6133 Scotmar		EdenGlen						
Last Updated: 05/27/14									

2014 Sold Homes

#	Address	City	Zip	Sale Date	Sales Price	Purchaser	Previous Location
1	4133 Wainwright Avenue	Lansing	48911	1/17/14	\$ 75,000.00	Ismail A. Adawe	Out of City
2	1230 W. Allegan Street	Lansing	48915	1/30/14	\$ 100,000.00	Douglas Hunt	Out of City
3	1119 McCullough Street	Lansing	48912	1/31/14	\$ 93,000.00	Mary Peters	Out of City
4	608 Leslie Street	Lansing	48912	1/31/14	\$ 73,000.00	Alice Eilar	Out of City
5	1035 Queen Street	Lansing	48915	2/7/14	\$ 63,600.00	Brian Milan	Out of City
6	1710 Glenrose Avenue	Lansing	48915	2/13/14	\$ 50,000.00	Charles Cassle	Out of City
7	737 Comfort Street	Lansing	48915	2/21/14	\$ 51,000.00	Nickolas Parks	Out of City
8	737 Princeton	Lansing	48915	3/6/14	\$ 97,000.00	Erin Van Portfliet	Out of City
9	3618 Coachlight Commons	Lansing	48911	3/14/14	\$ 66,500.00	Constance Sorrow	In City
10	2110 Beal Avenue	Lansing	48910	3/21/14	\$ 60,000.00	Dimitri Brown	In City
11	730 Chicago Avenue	Lansing	48915	3/27/14	\$ 79,900.00	Patrick G. Murphy	Out of City
12	2202 Midwood Avenue	Lansing	48911	4/28/14	\$ 111,900.00	Lal Khapangi	In City
13	1204 Reo Road	Lansing	48910	4/28/14	\$ 83,000.00	Brian McCormick	Out of City
14	1241 Shepard Street	Lansing	48912	4/29/14	\$ 82,900.00	Antoinette Crabbe	In City
15	731 Comfort Street	Lansing	48915	5/7/14	\$ 53,000.00	Chelsea Coffman	Out of City
16	1116 S. Holmes Street	Lansing	48912	5/16/14	\$ 88,900.00	Jonathon Bailey	In City
17	1003 Shepard Street	Lansing	48912	5/19/14	\$ 94,900.00	Jason Gentry	Out of City

Total Dollar Amount:

\$ 1,323,600.00

Vacant Lot(s) Update

#	Parcel #	Address	Status	Price	Buyer(s) Name	LB Program	Sell: Y/N
Inquiries							
1	33-01-01-08-455-291	991 N. MLK	DEMO not yet completed. Won't know if s available until late spring.	TBD	Stephen Williams	DEMO	TBD
2	33-01-01-28-435-211	Paris Avenue	LB to hold onto lot for 6months. Funds to develop may become available	\$2,605 (FMV)	Jason Handley	n/a	N
3	33-01-05-05-151-068	No Street Frontage (Moffitt St.)	Statement of interest sent to inquirer on 4/4/14	TBD	Rasim Jakic	Garden Prg.	TBD
4	33-01-01-09-156-181	1345 Emerson Street	Statement of interest sent to inquirer on 4/3/14	TBD	Luther Brown, Sr.	NSP-1	TBD
5	33-01-01-33-151-181	3712 Lowercroft Avenue	Meeting potential buyer @ property on 5/22/14	TBD	Richard Connick	n/a	TBD
6	33-01-01-08-381-091	739 N. Jensen	Mr. Wells has been given 7/1/14 deadline to remove shipping containers. LB to hold onto until February 2015. Current garden agreement in place.	TBD	Charles F. Wells, Sr.	NSP-2	TBD
7	33-01-01-15-451-331	520 Clifford	Statement of interest sent to inquirer on 5/5/14	TBD	Jack Grossman	NSP-2	TBD
8	33-01-01-10-303-181	1115 N. High Street	Still no response from Mayor Bernero 4/25/14	\$1,274 (FMV)	Eduardo Alvarado	n/a	Y
9	33-01-01-19-401-098	Francis Park	St. of interest received. Reviewing prop. details to meet w/ Jeff 5/19/14	TBD	Virg Bernero	DEMO CDBG	TBD
10	33-01-01-31-254-061	3002 Fiedling Drive	St. of interest received. Reviewing prop. details to meet w/ Jeff 5/19/14	TBD	Lisa & Shaun Smith	DEMO CDBG	TBD
11	33-01-01-09-201-042	1115 E. Reasoner	St. of interest received. Reviewing prop. details to meet w/ Jeff 5/19/14	TBD	Ryan Lowe	DEM NSP-2	TBD
Pending Sales							
1	33-01-05-03-101-141	835 Armstrong	Ready for closing. Waiting for buyer to give date & time. 5/27/14	\$5,198 (FMV)	Edward Davis	DEMO CDBG	Y
2	33-01-01-22-254-026	McCullough Street	PA sent to buyer 5/15/14	\$1,035 (FMV)	Peters Family (1119 Mc)	n/a	Y
3	33-01-01-05-330-221	1515 Downey Street	PA sent to buyer for final signatures. 5/27/14	\$2,958 (FMV)	Sandra McCallum	DEMO CDBG	Y
4	33-01-01-04-154-221	423 W. Paulson Street	PA sent to buyer on 5/15/14	\$5,088 (FMV)	Larry Lingentfelter	DEMO CDBG	Y
5	33-01-01-22-206-031	1013 Bench Street	Buyer mailing in PA w/ first round of signatures. 5/27/14	\$3,000 (Appr.)	George Martinez	NSP-1	Y
6	33-01-01-09-304-091	W. Maple Street	Title Commitment ordered on 5/20/14	\$1,443 (FMV)	St. Andrew's Church	n/a	Y
7	33-01-01-09-430-291	1025 N. Larch Street	Buyer will respond to purchase agreement by 5/30/14	\$2,309 (FMV)	Christopher Wiley	NSP-2	Y
8	33-01-05-05-151-140	Hughes Road	Buyer given deadline to close by 6/6/14	\$2,500.00	Tou Xiong	n/a	Y
9	33-01-01-21-481-010	1711 Linval	Buyer e-mailing in PA w/ final signatures by 5/30/14	\$3,565 (FMV)	Lucie McClas	n/a	Y
10	33-01-01-10-476-051	812 Cleveland	Closing scheduled for 6/11/14 @ 2:00PM	\$2,381 (FMV)	David Cross	NSP-2	Y
11	33-01-01-15-356-011	607 S Hosmer	Buyer cleaned up the lot. TC ordered 5/20/14. Needs Dorothy signoff	\$526 (FMV)	Sherry Bradshaw	NSP-2	Y
12	33-01-01-21-480-100	1722 Linval	Ready for closing. Waiting for buyer to give date & time. 5/21/14	\$3,128 (FMV)	Bobby Joy	NSP-2	Y
13	33-01-01-14-379-031	513 S. Francis Avenue	TC ordered on 1/2 of lot sale. Other buyer mailing in PA 5/27/14	\$828 per buyer	Alice Cuellar/Cleo Lloyd	DEMO, CDBG	Y
14	33-13-10-08-201-007	1917 Polly	Board approved sale. Dan to speak w/ Lansing Planning Comm.	\$9,000.00	Dan Vanacker	DEMO, NSP-2	Y
15	33-01-01-09-226-091	509 W. Columbia (Vacant Home)	Mr. Karkau would like to revisit the inside of the property. 5/24/14	\$2,886 (FMV)	Scott Karkau	n/a	Y
16	33-01-01-15-303-131	1125 S. Eighth St. (Vacant Home)	Buyer's legal dept. still reviewing PA 5/27/14	\$5,000.00	Gorsline Funeral Hme.	n/a	Y
17	33-13-13-29-431-006	4836 Onondaga (Vacant Home)	Buyer considering offer of \$5K 5/19/14		Velda/Ray Palmer	n/a	
Sold lots (2014)							
#	Parcel #	Address	Date Sold	Price	Buyer(s) Name	Program	5/50 Waived?
1	33-01-01-28-226-171	528 E. Mt. Hope	1/21/14	\$2,134.00	Sue Jensen	n/a	N
2	33-01-01-10-406-271	1207 Maryland Avenue	2/12/14	\$1,893.00	Jason & Sara Fedewa	NSP-2	N
3	33-01-01-17-228-161	918 W. Genesee Street	3/21/14	\$2,228.00	Monika Mayer	DEMO	N
4	33-01-01-09-306-101	612 Brook Street	3/28/14	\$900.00	Renae Brock	DEMO, CDBG	Y
5	33-01-01-09-326-001	0 W. Willow	4/25/14	\$1,656.00	Benjamin Shell	n/a	N
6	33-01-01-08-376-301	841 Cawood	5/1/14	\$1,803.00	Christy Jones	DEMO, CDBG	Y
7	33-01-01-08-282-301	1325 Knollwood Avenue	5/27/14	\$2,799.00	Virginia Winton	DEMO, NSP-2	Y

Updated:

5/27/14

User: JEFF

CHECK DATE FROM 05/01/2014 - 05/31/2014

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Check Date	Check	Vendor Name	Amount
Bank GEN			
05/01/2014	10692	BOARD OF WATER & LIGHT	1,954.02
05/01/2014	10693	BOARD OF WATER & LIGHT	1,290.51
05/01/2014	10694	BOARD OF WATER & LIGHT	1,220.63
05/01/2014	10695	CONSUMERS ENERGY	842.93
05/01/2014	10696	VERIZON WIRELESS	186.05
05/01/2014	10697	AT & T	300.69
05/01/2014	10698	CAPITAL ONE COMMERCIAL	215.51
05/01/2014	10699	DELHI TOWNSHIP	68.53
05/01/2014	10700	INGHAM COUNTY REGISTER OF DEEDS	17.00
05/01/2014	10701	LAURA WIES	851.00
05/01/2014	10702	DAVID ALBERT	150.00
05/01/2014	10703	NORSHORE BUILDING INC	2,700.00
05/01/2014	10704	FLOORING AMERICA CARPET STUDIO	440.32
05/01/2014	10705	MARK WOODMAN PLUMBING & HEATING	2,470.00
05/01/2014	10706	J & J HARDWOODS, INC.	2,258.75
05/01/2014	10707	GRANGER CONTAINER SERVICE	750.00
05/01/2014	10708	COHL, STOKER & TOSKEY, P.C.	843.00
05/01/2014	10709	PIPER & GOLD PUBLIC RELATIONS	4,175.00
05/01/2014	10710	RIZZI DESIGNS	2,137.95
05/01/2014	10711	KUNTZSCH BUSINESS SERVICES INC	3,781.25
05/01/2014	10712	GREATER LANSING HOUSING COALITION	1,542.49
05/01/2014	10713	CAPITOL CITY PLUMBING	89.50
05/01/2014	10714	STR.GRANTS, L.L.C.	4,662.00
05/01/2014	10715	PURCHASE POWER	95.37
05/01/2014	10716	DBI BUSINESS INTERIORS	398.31
05/01/2014	10717	CITY PULSE	74.16
05/01/2014	10718	LANSING ICE & FUEL	467.78
05/01/2014	10719	CURSOR CONTROL INC	1,395.00
05/01/2014	10720	EDEN GLEN CONDO ASSOCIATION	6,170.00
05/01/2014	10721	KEBS, INC.	2,800.00
05/01/2014	10722	HASSELBRING CLARK CO	157.23
05/01/2014	10723	METRO DEVELOPMENT CORP.	110,257.80
05/01/2014	10724	MCKISSIC CONSTRUCTION	380.00
05/01/2014	10725	FRITZY'S LAWN & SNOW	2,440.00
05/01/2014	10726	AMO INSPECTIONS & APPRAISALS	770.00
05/01/2014	10727	JOHN KROHN	570.26
05/01/2014	10728	JOSEPH G BONSALE	200.00
05/01/2014	10729	ROXANNE CASE	50.96
05/01/2014	10730	DENNIS GRAHAM	202.16
05/16/2014	10731	BOARD OF WATER & LIGHT	725.38
05/16/2014	10732	BOARD OF WATER & LIGHT	885.16
05/16/2014	10733	BOARD OF WATER & LIGHT	490.71
05/16/2014	10734	CONSUMERS ENERGY	744.49
05/16/2014	10735	CONSUMERS ENERGY	500.08
05/16/2014	10736	CONSUMERS ENERGY	452.84
05/16/2014	10737	CONSUMERS ENERGY	560.73
05/16/2014	10738	STATE FARM INSURANCE	503.00
05/16/2014	10739	STATE FARM INSURANCE	326.00
05/16/2014	10740	ALLSTATE INDEMNITY COMPANY	281.00
05/16/2014	10741	MICHIGAN HISTORIC PRESERVATION NETW	75.00
05/16/2014	10742	TOSHIBA FINANCIAL SERVICES	197.86
05/16/2014	10743	GRANGER CONTAINER SERVICE	101.00
05/16/2014	10744	H.C. BERGER COMPANY	142.44
05/16/2014	10745	PAM BLAIR	300.00
05/16/2014	10746	VET'S ACE HARDWARE	38.65
05/16/2014	10747	CITY OF EAST LANSING	203.00
05/16/2014	10748	CITY OF EAST LANSING	150.00
05/16/2014	10749	LANSING ICE & FUEL	406.00
05/16/2014	10750	PRECISION PIPING LLC	295.00
05/16/2014	10751	CITY PULSE	972.00
05/16/2014	10752	DICK CORTRIGHT	174.00
05/16/2014	10753	STR.GRANTS, L.L.C.	437.00
05/16/2014	10754	MARK WOODMAN PLUMBING & HEATING	400.00
05/16/2014	10755	SPARTAN GLASS AND MIRROR	126.50
05/16/2014	10756	BERRY BUILDERS LLC	140.00
05/16/2014	10757	LANE'S REPAIR	248.58
05/16/2014	10758	INGHAM COUNTY REGISTER OF DEEDS	14.00
05/16/2014	10759	WILLIAMS DISTRIBUTING	1,097.23
05/16/2014	10760	MARK'S LOCK SHOP INC	2,448.00
05/16/2014	10761	HAZEN LUMBER, INC.	119.85
05/16/2014	10762	DBI BUSINESS INTERIORS	308.53
05/16/2014	10763	INGHAM COUNTY HOUSING COMMISSION	9,972.15
05/16/2014	10764	RED CEDAR CONSULTING, LLC	2,120.00
05/16/2014	10765	MANNIK SMITH GROUP	3,000.00
05/16/2014	10766	MICHIGAN ENERGY OPTIONS	525.00
05/16/2014	10767	COMMERCIAL CLEANING	323.64
05/16/2014	10768	BWB CLEANING	1,216.80
05/16/2014	10769	JACK MCDONOUGH	500.00

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CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 05/01/2014 - 05/31/2014

Page: 2/2

Check Date	Check	Vendor Name	Amount
05/16/2014	10770	METRO DEVELOPMENT CORP.	129,144.40
05/16/2014	10771	INGHAM COUNTY TREASURER	165,490.53
05/16/2014	10772	INGHAM COUNTY TREASURER	11,205.69
05/16/2014	10773	AMO INSPECTIONS & APPRAISALS	2,040.00
05/16/2014	10774	FRITZY'S LAWN & SNOW	140.00
05/16/2014	10775	EAGLEVISION MINISTRIES INC	150.00
05/16/2014	10776	DENNIS GRAHAM	162.40
05/16/2014	10777	JOHN KROHN	359.49
05/16/2014	10778	LINDA HORAK	476.00

GEN TOTALS:

Total of 87 Checks:	500,066.29
Less 0 Void Checks:	0.00
Total of 87 Disbursements:	500,066.29

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
APRIL 30, 2014

Assets	
Cash	\$ 401,632.52
Accounts Receivable	\$ 1,372.52
Land Contract Receivable	\$ 1,564,748.11
Land Contract Interest Receivable	\$ 76,012.45
Land Contract Escrow	\$ 22,377.06
Notes Receivable	\$ -
Specific Tax Receivable	\$ 62,732.97
Payroll	\$ 17,297.39
Employer Tax Liability CDBG	\$ -
Specific Tax Receivable - Prior Year	\$ 27,240.69
OCOF Nonprofit Receivable	\$ 5,322.68
Ingham County Receivable	\$ 3,845.38
Lansing City Receivable - General	\$ 5,008.77
CDBG County Receivable	\$ 235.45
CDBG Receivable - Lansing Demo	\$ -
NSP 3 Lansing City Receivable	\$ 85.00
NSP County Receivable	\$ -
NSP 2 Receivable	\$ -
HOME Lansing City Receivable	\$ 37,574.39
Michigan Blight Elimination Rec	\$ (71,953.40)
Brownfield Rec	\$ -
Due from other funds	\$ -
Inventory - NSP2	\$ -
Inventory	\$ 4,601,923.26
Total Assets	\$ 6,755,455.24

Liabilities	
Accounts Payable	\$ 160,174.60
Notes Payable - PNC Bank	\$ 3,100,000.00
Due to MSHDA - NSP 2	\$ -
Due to Ingham County	\$ 1,073,187.76
Due to MSHDA	\$ (96,959.87)
Due to City of Lansing	\$ -
Due from other funds	\$ -
Rental Deposit	\$ 11,400.00
Good Faith Deposits	\$ 1,510.00
Land Contract Escrow	\$ 15,078.97
Deferred Revenue	\$ -
Total Liabilities	\$ 4,264,391.46

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
APRIL 30, 2014

Retained Earnings	\$ 1,814,627.22
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Total Net Assets	\$ 676,436.56
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