

PUBLIC NOTICE

Chair
ERIC SCHERTZING

Appointed Members
DEBBIE DE LEON, Vice-Chair
REBECCA BAHAR-COOK, Secretary
DALE COPEEDGE, Treasurer
DEB NOLAN

Ingham County Land Bank Fast Track Authority

422 Adams Street, Lansing Michigan 48906 517.267.5221 Fax 517.267.5224

**THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL MEET ON
MONDAY, OCTOBER 4, 2010 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 – August 2, 2010

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Brownfield Update
2. Property Maintenance, Renovation & Development
 - a. NSP1 Update
 - b. NSP2 Update
 - c. General Property Update
 - d. Commercial Property Update
 - e. General legal update – Counsel
3. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval July 2010
 - b. Accounts Payable Approval August 2010
 - c. Monthly Financial Statement – July 2010
 - d. Monthly Financial Statement – August 2010
4. Chairman & Executive Director Items
 - a. Contractor Recruitment
 - b. City of Lansing Fire/Police Department Training

Announcements

Public Comment – 3 minutes per person

Adjournment

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

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

August 2, 2010
Minutes

Members Present: Eric Schertzing, Comm.DeLeon, Comm. Copedge, Comm. Bahar-Cook, and Comm. Nolan

Others Present: Mary Ruttan, Tim Perrone, Joe Bonsall

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

Approval of the June 14, 2010 Minutes

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK TO APPROVE THE JUNE 14, 2010 MINUTES AS SUBMITTED. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Bahar-Cook and Comm. Copedge

Additions to the Agenda:

5b. Reo Town update

Limited Public Comment: None

1. Strategic Visioning/Marketing Presentation – Rizzi Design

Chairperson Schertzing introduced Rochelle Rizzi of Rizzi Design.

Comm. DeLeon arrived at 5:06 p.m.

Ms. Rizzi reviewed the strategic visioning process that board members were a part of. She also showed samples of updated marketing items including yard signs, flyers, web site design and possible options for radio, TV, and print marketing. Members of Ms. Rizzi's team will be meeting with Mr. Schertzing later in the month to tape video tours of several renovated houses for inclusion on the website. Ms. Rizzi has also been doing press releases for the Land Bank. She stated her office had received approximately 650 follow-up calls regarding the graffiti art project at the Deluxe Inn. The demolition schedule for the Deluxe Inn site was discussed.

2. Land Bank Auction

Chairperson Schertzing discussed the current delinquent property tax situation. He stated that while the number of delinquent parcels has remained mostly static, the amount of taxes owing has been on the rise. This trend leads to increased numbers of both forfeitures and foreclosures. As a way to handle the increased number of foreclosed parcels, the Land Bank has decided to hold auctions in conjunction with the County Treasurer's tax foreclosed property auction on July 23 and August 23. Neighbors of parcels included in the auction leafleted, open houses were held, signs were placed on the properties and ads ran in the City pulse. We sold a vacant parcel on Sheridan Road to an adjacent property owner. We also sold a house at 209 S Hathaway in Lansing Township for \$15,250, one-half of the state equalized value. The minimum at the Treasurer's auction would have been one-half of that amount. The house will also have our standard owner-occupancy covenant.

Comm. Copedge arrived at 5:29 p.m.

3. Property Maintenance, Renovation & Development

3a. Residential Property Update

Chairperson Schertzing stated that one 2010 tax foreclosure purchased by the Land Bank has already been renovated and listed on the market. He also stated the YouthBuild open house was well-attended. Allen Neighborhood Center is having discussions with possible urban pioneers to take on some of the dilapidated structures in the area. There are two brothers who have expressed interest in our property at 136 S Magnolia. Comm. Nolan stated she believed programs like this would be a great way to deal with our inventory. Comm. Bahar-Cook expressed concern that selling non-renovated properties would have a negative effect on our image. Mary Ruttan informed the board Habitat for Humanity will be building two new homes on Land Bank parcels on Fielding Avenue in south Lansing. Ms. Ruttan stated that NSP2 is progressing on nicely and that most of our anticipated staffing is in place. Comm. Bahar-Cook inquired if we were planning on applying for NSP3 money. Ms. Ruttan replied the City of Lansing will be applying for funds and that we would most likely partner with them.

3b. Commercial Property Update

Chairperson Schertzing informed the board he inspected the S Washington property to close in the next 45-60 days. Alan Hooper has a design for a mixed-use property with commercial space on the first level and loft-living above. He also informed the board an environmental survey was underway on the Clark Street property. The development agreement for 3411 E Michigan Avenue is still being negotiated. 1300 Keystone should close by our next meeting; we had to resolve an easement issue with Consumers Energy. Ms. Ruttan stated that Alan Hooper has expressed some interest in our commercial property on S Martin Luther King Jr Blv. Mr. Schertzing also stated we were in the process beginning renovations at the Eden Glen Condos. Comm. Nolan inquired what impact the departure of Sue Pigg from the County Economic

Development Office might have on the Land Bank getting Brownfield funding. Ms. Ruttan stated Land Bank Brownfield Coordinator Dawn Van Halst had been working with Sue and was more than capable of looking out for our interests and to keep things moving forward.

3c. General Legal Update

Tim Perrone informed the board additional requested information had been supplied to the state investigator regarding the A. Maiz situation. We have yet to hear back from them. Mr. Perrone stated the trust issues regarding the acquisition of 653 S Hayford have been taken care of. The Land Bank is in the forfeiture process for the land contract on 1017 S Holmes.

4. Accounts Payable and Monthly Statement

4a. Accounts payable approval – May 2010

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. COPELGE TO APPROVE THE ACCOUNTS PAYABLE FOR MAY 2010. MOTION CARRIED UNANIMOUSLY.

4b. Accounts payable approval – June 2010

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. COPELGE TO APPROVE THE ACCOUNTS PAYABLE FOR JUNE 2010. MOTION CARRIED UNANIMOUSLY.

4c. Monthly financial statement – May 2010

The May 2010 monthly financial statement was received and placed on file.

4d. Monthly financial statement – June 2010

The June 2010 monthly financial statement was received and placed on file.

5. Items from the Chairman or Executive Director

5a. Audit

Ms. Ruttan stated the Land Bank had received the results of its audit. This year was a new experience for us as we were required to have a single audit due to the NSP1 funding received. Ms. Ruttan was pleased to report that everything was in order.

5b. Reo Town Update

Chairperson Schertzing stated this issue was covered in the Commercial Property Update.

Announcements:

Comm. Copedge stated he felt it was inappropriate for the minutes to reflect him as being absent from the June 14, 2010 meeting when he had given prior notice to the board of his inability to attend. Mr. Perrone stated it was possible to show members as being excused rather than absent and that a motion could be made to change the previously approved minutes.

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. DELEON TO AMEND THE JUNE 14, 2010 MINUTES TO SHOW COMM. COPEDEGE AND COMM. BAHAR-COOK AS EXCUSED. MOTION CARRIED UNANIMOUSLY.

Limited Public Comment: None

The meeting adjourned at 6:29 p.m.

Respectfully submitted,

Joseph Bonsall

Funding Summary

Acquisition & Rehab Supportive Housing	1,500,000
Demolition	400,000
Rehabilitation for Resale	840,000
New Construction	250,000
Acquisition	<u>1,552,944</u>
Total	4,542,944
 Total Billed as of 9/15/10	 1,894,894

Purchase Rejection

Acquisitions

2009 Tax Foreclosures	8	15	58,825
2010 Tax Foreclosures	10	9	71,714
Mortgage Forclosures	43	0	462,385

Rehabilitation Supportive Housing

10

- 3201 Risdale
- 816 N. Walnut
- 1101 Climax
- 1205 E. Main
- 4321 Stillwell
- 1216 Ottawa
- 3401 Churchill
- 3620 Wedgewood
- 800 Clark
- 1217 Porter

New Construction Supportive Housing

1

- 1216 Ionia (Demo)

Rehabilitation for Resale

10

- 3118 Risdale
- 5234 Lark Circle
- 5217 Renee
- 4000 Stillwell
- 1031 Queen
- 3205 Ronald
- 4123 Balmoral
- 516 W. Grand River
- 1201 Dakin
- 825 May

Demolition

62

Deconstruction

2

New Construction for Resale

2

- 5219 Hughes
- 200 W. Grand River

NSP-HOME Project Tracking

Agenda itema 2a

Batch	Address	Funding	Date Assigned	"B&B" 1st Site Visit	"Ball Park" Figure	Spec Review Walk Thru	Date of Contractor Walk Thru	Date bid due	Date Contract Awarded	Contract Awarded To:	Target Completion Date	% Complete	Final Walk Thru	
A	3118 Risdale	NSP-Sale					10/1/2009	done	10/21/2009	Townsend Bldr	1/30/2010	100%	3/8/2010	
A	3201 Risdale	NSP-OCOF					10/1/2009	done	10/21/2009	Townsend Bldr	2/28/2010	100%	3/8/2010	
B	2029 Hillcrest	HOME					2/19/2010	3/1/2010	3/8/2010	S Fredrickson	6/30/2010	99%	8/3/2010	
B	3620 Berwick	HOME	2/8/2010	3/18/2010	\$ 75,000.00	3/29/2010	4/30/2010	5/10/2010	5/12/2010	LJ Trumble	9/13/2010	90%	9/27/2010	
C*	5217 Renee	NSP-Sale					2/17/2010	3/3/2010	3/9/2010	LJ Trumble	7/15/2010	98%	7/20/2010	
C*	5234 Lark Circle	NSP-Sale					2/17/2010	3/3/2010	3/9/2010	LJ Trumble	7/15/2010	100%	7/20/2010	
D	1224 W Lenawee	NSP-Sale			150,000.00	3/19/2010								
D	816 N Walnut	NSP-OCOF					1/22/2010	2/3/2010	3/1/2010	Foxtail Bldg	9/21/2010	80%		
E*	4000 Stillwell	NSP-Sale	2/8/2010	done	\$ 85,000.00	3/16/2010	3/26/2010	4/12/2010	5/7/2010	PK Housing	9/30/2010	50%		
E*	4321 Stillwell	NSP-OCOF	2/8/2010	done	\$ 105,000.00	3/16/2010	3/26/2010	4/12/2010	5/7/2010	PK Housing	9/30/2010	75%		
F*	1205 E Main	NSP-OCOF					3/26/2010	4/12/2010	5/7/2010	T Krycinski	10/20/2010	40%		
F*	1101 Climax	NSP-OCOF	1/24/2010	2/3/2010	\$ 130,000.00	3/17/2010	3/26/2010	4/12/2010	5/7/2010	T Krycinski	10/20/2010	75%		
G	2040 Reo	NSP-Sale	1/24/2010	2/1/2010	\$ 84,000.00	PROJECT MOVED TO DEMO								
H	2201 W Main	NSP-OCOF	3/16/2010	3/23/2010	\$ 135,000.00	PROJECT MOVED TO DEMO								
H	1031 Queen	NSP-Sale	3/16/2010	3/23/2010	\$ 75,000.00	4/12/2010	5/21/2010	6/21/2010	7/21/2010	Norshore Bldg	10/1/2010	85%		
I	3205 Ronald	NSP-Sale	3/16/2010	3/24/2010	\$ 95,000.00	4/23/2010	5/28/2010	6/7/2010	7/20/2010	Assoc. Gen. Contractors	10/1/2010	70%		
I	4123 Balmoral	NSP-Sale	3/16/2010	3/24/2010	\$ 67,000.00	4/23/2010	5/21/2010	6/1/2010	6/10/2010	DC Building	10/10/2010	75%		
J	1216 W Ottawa	NSP-OCOF	3/16/2010	4/6/2010	\$ 105,000.00	4/27/2010	6/2/2010	6/11/2010	8/23/2010	Friendly Svc Grp	12/10/2010	5%		
O	1216 W Ionia	NSP-OCOF			\$ 171,000.00					LJ Trumble				
K	1201 Dakin	NSP-Sale	4/13/2010	4/22/2010	\$ 80,000.00	5/7/2010	6/3/2010	6/11/2010	7/14/2010	LJ Trumble	10/24/2010	33%		
K	516 W Grand River	NSP-Sale	4/19/2010	4/25/2010	\$ 115,000.00	5/7/2010	8/10/2010	8/20/2010	9/8/2010	Charles Therrian				
	1136 Chelsea	HOME	4/13/2010	5/7/2010	Termites!	PROJECT MOVED TO DEMO								
L	3401 Churchill	NSP-OCOF	5/19/2010	6/1/2010	\$ 70,000.00	9/15/2010								
M	3620 Wedgewood	NSP-OCOF	5/20/2010	6/4/2010	\$ 65,000.00	9/15/2010								
N*	800 Clark	NSP-OCOF	7/6/2010	7/26/2010	\$ 70,000.00									
N*	1217 Porter	NSP-OCOF	8/24/2010		\$ 83,400.00									
P	825 May Street	NSP-Sale	8/12/2010	8/12/2010	\$ 71,000.00									
Q	5219 Hughes Rd	NSP-Sale			\$ 175,000.00				4/22/2010	Vesta Building	8/6/2010	60%		

Funding Summary

Redevelopment Abandoned/Foreclosed Residential	5,634,000
Land Banking (Demo Acq,Maintenance,Disposition)	5,146,810
Demolition	1,522,500
Redevelopment of Demolished or Vacant Properties	15,000
Administrative Costs	<u>410,610</u>
Total	12,728,920

Purchase Rejection

Acquisitions

2010 Tax Foreclosures	41	12	331,781
Mortgage Forclosures	2		17,100

Rehabilitation Supportive Housing

1001 N. Jenison			2
1705 Comfort			

Rehabilitation for Resale

1525 Hull			9
520 Christancy			
1125 N. High			
1417 Sheldon			
1609 W. Genesee			
1413 Comfort			
812 Everett			
1245 Parkview			
209 Reo			

Demolition

37

Deconstruction

1

NSP 2 UPDATE

- June 29, 2010 Bid Opening for Real Estate Professional Services
Awardees: Brian Huggler – Coldwell Banker H.B.
Kim Bray – Keller Williams Realty
Laura Olson – Keller Williams Realty
Chris Wretschko – Gateway to Homes
Wendy Mackey – Coldwell Banker H.B.
- June 22, 2010 Bid Opening for Asbestos Containing Material
Awardee: Triterra
- June 29, 2010 Kimberly attended a lunch meeting to meet
Our new CDBG Specialist – Julie Gardner
- July 12-14th Attended NSP 2 Training (Basically CDBG) in Chicago:
Kimberly Whitfield, Mary Ruttan, Marty LeJeune, Barb
Kimmel, & Doris Witherspoon
- July 16, 2010 Bid Opening for Lead Based Paint Hazard Risk
Awardee: Environmental Testing & Consulting Inc.
- Bid Opening for Comprehensive Residential Energy Audit
Services:
Awardee: Thermal Inspection Service, LLC
- July 19, 2010 Moved into the NSP 2 Office: The Oakland Center
809 Center St. – Suite B-2 Lansing, MI 48906
- NSP 2 Team
Kimberly Whitfield – NSP 2 Acquisition/Marketing
Coordinator
- Dennis Graham – Construction Manager
- Marty LeJeune - NSP 2 Construction & Rehab Specialist
- Tabitha Jacobs – Administrative Assistant
- Suzanne Moore – Receptionist

- July 20, 2010 Bid Opening for Residential Stake Surveys of Various Properties:
Awardee: Kebs Inc.
- July 21, 2010 First NSP 2 Team Meeting at 8:30 a.m.
- July 22, 2010 Bid Opening for Real Estate Professional Services
Awardees: James Pyle – Lana Wagner & Company
Diane Sanborn – Coldwell Banker H.B.
Dave Bueche – Musselman Realty
Deb Good – ReMax Professionals
Vince Villegas – Coldwell Banker H.B.
Peter MacIntyre – Bob Plesscher
- July 26, 2010 CDM Installation
- July 27, 2010 Bid Opening for Title Company Services
Awardee: Capital Fund Title Services, LLC
- August 26, 2010 Bid Opening for Demolition/Deconstruction & Debris Removal:
Awardees:
Cristo Rey Community Center
SC Environmental
Mac Contracting
Mint City Excavating Inc.
- Bid Opening for Marking of Hazardous Materials
Awardees:
Zoe II, Inc.
Red Cedar Consulting
Environmental Consulting & Training of Michigan
Triterra
Global Environmental Engineering
- Bid Opening for Removal & Disposal of Hazardous Materials
Awardees:
Qualified Abatement Services, Inc.
SC Environmental Services
Asbestos Abatement Inc.

Note: We plan to start Demos sometime in October. The Ingham County Housing Commission will oversee each Demo Project.

9/1/2010

Eric Schertzing, Kimberly Whitfield, Dorothy Boone and Mary Ruttan met with the 11 Realtor Awardees at the Planning Office to cover the following:

Purchasing Requirements

All Offers are contingent on appraisal & environmental review clearance

Closings must occur within 60 days of the date the offer is accepted

All offers must include the Supplement to Real Estate Purchase Addendum & Voluntary Sale & Vacancy forms

Appraisal Requirements

ICLB will order appraisals & initiate the Environmental Review

If the offered price does not amount to a 1% discount, the realtor will need to renegotiate the purchase price

Documentation of foreclosure must be provided with each purchase agreement

Closing Requirements

The Settlement Statement (HUD-1) should be provided within 48 hours prior to each scheduled closing

Selling Requirements

Prequalified for the Mortgage

Income Qualified to Purchase

Complete 8 Hour Homebuyer Counseling Class
Selling Price

Subsidy Available to Eligible Purchaser's in the Form of a Soft Second Mortgage

Deed Restriction Requirements

Ernest Deposit (\$1,000)

Buyer Must Have a Minimum Cash Equal to 1% Cash Towards Down Payment & Closing Cost

Selling Requirements Continued

Closings Scheduled Through Capital Fund Title Services, LLC

Realtors should contact Mary directly to set-up closing(s)

Sources of Funding

9/2/-9/23/2010

During this time, Kimberly has conducted 57 Site Visits with selected NSP 2 Realtors. Some follow-up Site Visits have been conducted by Dennis Graham for his specific recommendations.

Only 5 offers have been made thus far on the following properties:

1241 Shepard

618 Lathrop

921 Hickory

1207 Walsh

803 E. Shiawassee

9/28/2010

Mary Ruttan, Dorothy Boone & Kimberly will conduct second interviews for the following NSP 2 candidates:

Roxanne Case Administrative Assistant – Construction
Joseph Robiadek Property Specialist

The following projects have been slated for rehab. Marty and Dennis have been working hard to make sure that things are moving forward accordingly:

1417 Sheldon
1525 Hull Ct.
1609 N. Genesee
209 Reo
520 Christiency
1125 N.High
1245 Parkview
812 Everett
730 Chicago

Note: The following properties are being rehabbed by the City of Lansing:

1413 Comfort 1705 Comfort 1001 N. Jenison

Prepared by Kimberly Whitfield on 9/27/2010

Note: During the months of July & August, Dennis and Marty viewed several 2010 Tax Foreclosures within NSP 2 target areas. Both Marty & Dennis broke-in, boarded and placed pad locks on several properties They made notes and shared their recommendations of Rehab or Demo with Mary and Dorothy.

Land Bank Activity
2005-2010

	2005	2006	2007	2008	2009	2010
Renovation Activity		2	8	22	33	56
New Construction			4	3	1	2
Acquisitions	22	71	72	143	153	244
Sales-Structure/Vacant		1/1	6/7	10/13	16/15	13/4
\$ Structure/Vacant Sales		143,000	685,000	977,000	1,626,811	665,678
\$ Pending Sales					737,500	1,004,400
Pending Sales					8	9
OCOF Supportive Housing						1
City of Lansing FEMA						9
Demolition			2	14	21	65
Budget		50,000	5,284,000	5,742,000	4,836,000	6,581,000

CHECK REGISTER
7/1/2010-7/31/2010

Agenda item 3a

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Check Date	Bank/Check #	Name	Amount
7/1/2010	GEN 4491	EDEN GLEN CONDO ASSOCIATION	8,410.00
7/6/2010	GEN 4492	CONSUMERS ENERGY	172.15
7/6/2010	GEN 4493	BOARD OF WATER & LIGHT	539.75
7/6/2010	GEN 4494	BOARD OF WATER & LIGHT	131.07
7/6/2010	GEN 4495	THE JOB SHOP INK, INC.	577.00
7/6/2010	GEN 4496	SPRING GREEN CONDOMINIUMS	500.00
7/6/2010	GEN 4497	SCOTT FREDRICKSON CONSTRUCTION	4,615.00
7/6/2010	GEN 4498	KEHREN CONSTRUCTION, LLC	7,060.00
7/6/2010	GEN 4499	DAVIS GLASS & SCREEN	68.81
7/6/2010	GEN 4500	OCE IMAGISTICS, INC	228.98
7/6/2010	GEN 4501	THE SHERWIN-WILLIAMS CO.	484.03
7/6/2010	GEN 4502	WILLIAMS KITCHEN & BATH	101.68
7/6/2010	GEN 4503	SOIL AND MATERIALS ENGINEERS, INC.	3,012.23
7/6/2010	GEN 4504	SUPREME RENTAL INC	340.00
7/6/2010	GEN 4505	CITY PULSE	83.43
7/6/2010	GEN 4506	ACE TREE SERVICE	600.00
7/6/2010	GEN 4507	THERMAL INSPECTION SERVICES LLC	350.00
7/6/2010	GEN 4508	RED CEDAR CONSULTING, LLC	2,480.00
7/6/2010	GEN 4509	HOLT ELECTRIC & SON	2,000.00
7/6/2010	GEN 4510	DC BUILDING AND DEVELOPMENT, LLC	1,500.00
7/6/2010	GEN 4511	THOMAS KRYCINSKI	11,246.00
7/6/2010	GEN 4512	FOXTAIL BUILDING COMPANY	16,725.00
7/6/2010	GEN 4513	SC SERVICES ENVIRONMENTAL	20,436.00
7/6/2010	GEN 4514	DBI BUSINESS INTERIORS	376.17
7/6/2010	GEN 4515	MARK'S LOCK SHOP INC	478.00
7/6/2010	GEN 4516	WOODWORKS & DESIGN CO.	855.33
7/6/2010	GEN 4517	GLOBAL ENVIRONMENTAL ENGINEERING	2,504.00
7/6/2010	GEN 4518	ALLEN NEIGHBORHOOD CENTER	607.80
7/6/2010	GEN 4519	DAREN LACKEY	728.00
7/6/2010	GEN 4520	THE PARMENTER GROUP	500.00
7/6/2010	GEN 4521	OETZEL-HARTMAN GROUP	600.00
7/6/2010	GEN 4522	MAJESTIC TREE	500.00
7/6/2010	GEN 4523	WES STEFFEN PLUMBING	6,802.00
7/6/2010	GEN 4524	DISCOUNT CARPET WAREHOUSE	4,081.26
7/6/2010	GEN 4525	FRITZY'S LAWN & SNOW	2,200.00
7/6/2010	GEN 4526	INTEGRITY LAWN MAINTENANCE	2,020.00
7/6/2010	GEN 4527	AMO INSPECTIONS & APPRAISALS	1,440.00
7/6/2010	GEN 4528	LANSING NEIGHBORHOOD COUNCIL	2,736.00
7/6/2010	GEN 4529	SCHUMACHER'S FOUR SEASONS	5,440.00
7/6/2010	GEN 4530	MOW MASTER	1,782.00
7/6/2010	GEN 4531	LAKE STATE LAWN-LANDSCAPING & SNOW	690.00
7/6/2010	GEN 4532	LABREN'S LAWN & SNOW	780.00

Check Date	Bank/Check #	Name	Amount	Page 2
7/6/2010	GEN 4533	INGHAM COUNTY TREASURER	9,126.30	
7/6/2010	GEN 4534	JOSEPH G BONSALL	211.34	
7/16/2010	GEN 4535	PNC BANK, NA	8,791.85	
7/19/2010	GEN 4536	CONSUMERS ENERGY	237.60	
7/19/2010	GEN 4537	CONSUMERS ENERGY	261.21	
7/19/2010	GEN 4538	CONSUMERS ENERGY	59.65	
7/19/2010	GEN 4539	BOARD OF WATER & LIGHT	919.10	
7/19/2010	GEN 4540	BOARD OF WATER & LIGHT	237.13	
7/19/2010	GEN 4541	BOARD OF WATER & LIGHT	487.61	
7/19/2010	GEN 4542	HSBC BUSINESS SOLUTIONS	1,667.74	
7/19/2010	GEN 4543	RBK BUILDING MATERIALS	3,015.83	
7/19/2010	GEN 4544	REHMANN ROBSON	1,980.00	
7/19/2010	GEN 4545	SPRINT	99.98	
7/19/2010	GEN 4546	GANNETT MICHIGAN NEWSPAPERS	671.10	
7/19/2010	GEN 4547	COMCAST	59.95	
7/19/2010	GEN 4548	HOME DEPOT CREDIT SERVICES	44.36	
7/19/2010	GEN 4549	AT & T	244.14	
7/19/2010	GEN 4550	MPC CASH-WAY LUMBER	2,736.80	
7/19/2010	GEN 4551	HAZEN LUMBER, INC.	6,527.05	
7/19/2010	GEN 4552	GLASS BLOCK AND MORE	205.50	
7/19/2010	GEN 4553	Void	316.00	
7/19/2010	GEN 4554	PAM BLAIR	60.00	
7/19/2010	GEN 4555	MICHIGAN PLUMBING	197.00	
7/19/2010	GEN 4556	THE SHERWIN-WILLIAMS CO.	528.67	
7/19/2010	GEN 4557	GRANGER CONTAINER SERVICE	296.00	
7/19/2010	GEN 4558	GRANGER LANDSCAPE SUPPLY	20.00	
7/19/2010	GEN 4559	J & M HAULING	850.00	
7/19/2010	GEN 4560	THERMAL INSPECTION SERVICES LLC	400.00	
7/19/2010	GEN 4561	WILLIAMS KITCHEN & BATH	2,065.31	
7/19/2010	GEN 4562	MERIDIAN APPRAISAL SERVICES	400.00	
7/19/2010	GEN 4563	ROBERT E ESCHBACH	1,044.50	
7/19/2010	GEN 4564	OETZEL-HARTMAN GROUP	2,400.00	
7/19/2010	GEN 4565	MOLENAAR & ASSOCIATES, INC	1,200.00	
7/19/2010	GEN 4566	THE PARMENTER GROUP	500.00	
7/19/2010	GEN 4567	DISCOUNT ONE HOUR SIGNS, INC	3,640.00	
7/19/2010	GEN 4568	COHL, STOKER & TOSKEY, P.C.	2,938.35	
7/19/2010	GEN 4569	DBI BUSINESS INTERIORS	464.86	
7/19/2010	GEN 4570	METRO PAINTING	275.00	
7/19/2010	GEN 4571	THOMAS KRYCINSKI	6,180.22	
7/19/2010	GEN 4572	LJ TRUMBLE BUILDERS	41,077.00	
7/19/2010	GEN 4573	PK CONSTRUCTION COMPANY LLC	39,539.00	
7/19/2010	GEN 4574	DC BUILDING AND DEVELOPMENT, LLC	7,950.00	
7/19/2010	GEN 4575	ETC	830.00	
7/19/2010	GEN 4576	WES STEFFEN PLUMBING	395.00	
7/19/2010	GEN 4577	MARK'S LOCK SHOP INC	316.00	
7/19/2010	GEN 4578	KEHREN CONSTRUCTION, LLC	1,050.00	
7/19/2010	GEN 4579	VET'S ACE HARDWARE	45.73	

Check Date	Bank/Check #	Name	Amount
7/19/2010	GEN 4580	LABREN'S LAWN & SNOW	780.00
7/19/2010	GEN 4581	INTEGRITY LAWN MAINTENANCE	1,670.00
7/19/2010	GEN 4582	MOW MASTER	1,740.00
7/19/2010	GEN 4583	AMO INSPECTIONS & APPRAISALS	1,449.00
7/19/2010	GEN 4584	O'LEARY PAINT	23.16
7/19/2010	GEN 4585	INGHAM COUNTY REGISTER OF DEEDS	17.00
7/19/2010	GEN 4586	OAKLAND CENTER LLC	400.00
7/19/2010	GEN 4587	VESTA BUILDING INDUSTRIES	108,970.00
7/19/2010	GEN 4588	MARY RUTTAN	1,463.49
7/21/2010	GEN 4589	OAKLAND CENTER LLC	171.15
7/22/2010	GEN 4590	RIZZI DESIGNS	2,000.00
7/28/2010	GEN 4591	PNC BANK, NA	1,889.30
7/29/2010	GEN 4592	Void	0.00
7/29/2010	GEN 4593	CITIZENS BANK	500.00

Total Checks 390,101.67

CHECK REGISTER
8/1/2010-8/31/2010

Agenda item 3b

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Check Date	Bank/Check #	Name	Amount
8/2/2010	GEN 4594	BETTY'S BUTTONS	274.80
8/2/2010	GEN 4595	CONSUMERS ENERGY	418.32
8/2/2010	GEN 4596	BOARD OF WATER & LIGHT	846.26
8/2/2010	GEN 4597	BOARD OF WATER & LIGHT	408.48
8/2/2010	GEN 4598	BOARD OF WATER & LIGHT	417.69
8/2/2010	GEN 4599	SEARS COMMERCIAL ONE	7,878.00
8/2/2010	GEN 4600	GREATER LANSING ASSOCIATION OF RE	39.00
8/2/2010	GEN 4601	INGHAM COUNTY TREASURER	2,510.41
8/2/2010	GEN 4602	CITY PULSE	92.70
8/2/2010	GEN 4603	DISCOUNT DRAIN CLEANERS	525.00
8/2/2010	GEN 4604	RIZZI DESIGNS	2,000.00
8/2/2010	GEN 4605	EDEN GLEN CONDO ASSOCIATION	8,410.00
8/2/2010	GEN 4606	OCE IMAGISTICS, INC	226.32
8/2/2010	GEN 4607	DBI BUSINESS INTERIORS	1,560.50
8/2/2010	GEN 4608	INGHAM COUNTY TREASURER	2,788.94
8/2/2010	GEN 4609	ETC	1,245.00
8/2/2010	GEN 4610	KEBS, INC.	3,200.00
8/2/2010	GEN 4611	SOIL AND MATERIALS ENGINEERS, INC.	5,504.18
8/2/2010	GEN 4612	THE PARMENTER GROUP	500.00
8/2/2010	GEN 4613	MOLENAAR & ASSOCIATES, INC	900.00
8/2/2010	GEN 4614	MARES FLOOR REFINISHING	500.00
8/2/2010	GEN 4615	DAREN LACKEY	1,288.00
8/2/2010	GEN 4616	J & M HAULING	425.00
8/2/2010	GEN 4617	DAVIS GLASS & SCREEN	312.74
8/2/2010	GEN 4618	SUPREME RENTAL INC	170.00
8/2/2010	GEN 4619	GYPSPUM SUPPLY CENTRAL	485.71
8/2/2010	GEN 4620	DRAKE'S INSULATION, INC	1,013.64
8/2/2010	GEN 4621	MERIDIAN PLUMBING	590.95
8/2/2010	GEN 4622	THE SHERWIN-WILLIAMS CO.	36.78
8/2/2010	GEN 4623	LJ TRUMBLE BUILDERS	29,328.00
8/2/2010	GEN 4624	DC BUILDING AND DEVELOPMENT, LLC	15,100.00
8/2/2010	GEN 4625	SCOTT FREDRICKSON CONSTRUCTION	33,050.79
8/2/2010	GEN 4626	THOMAS KRYCINSKI	16,498.44
8/2/2010	GEN 4627	FOXTAIL BUILDING COMPANY	13,388.00
8/2/2010	GEN 4628	DON PLANTZ CONCRETE	3,310.00
8/2/2010	GEN 4629	SC SERVICES ENVIRONMENTAL	1,043.50
8/2/2010	GEN 4630	ACE TREE SERVICE	4,400.00
8/2/2010	GEN 4631	MPC CASH-WAY LUMBER	35.73
8/2/2010	GEN 4632	MARK MAYHOE	132.00
8/2/2010	GEN 4633	BACH ELECTRIC	450.00
8/2/2010	GEN 4634	TRITERRA	11,892.85
8/2/2010	GEN 4635	KEHREN CONSTRUCTION, LLC	7,662.00
8/2/2010	GEN 4636	LABREN'S LAWN & SNOW	780.00

Check Date	Bank/Check #	Name	Amount	Page2
8/2/2010	GEN 4637	FRITZY'S LAWN & SNOW	2,200.00	
8/2/2010	GEN 4638	LAKE STATE LAWN-LANDSCAPING & SN	675.00	
8/2/2010	GEN 4639	MOW MASTER	1,944.00	
8/2/2010	GEN 4640	LANSING NEIGHBORHOOD COUNCIL	2,760.00	
8/2/2010	GEN 4641	AMO INSPECTIONS & APPRAISALS	1,817.00	
8/3/2010	GEN 4642	JOSEPH G BONSALE	461.91	
8/16/2010	GEN 4643	CONSUMERS ENERGY	278.60	
8/16/2010	GEN 4644	CONSUMERS ENERGY	234.00	
8/16/2010	GEN 4645	CONSUMERS ENERGY	124.43	
8/16/2010	GEN 4646	CONSUMERS ENERGY	493.91	
8/16/2010	GEN 4647	BOARD OF WATER & LIGHT	459.77	
8/16/2010	GEN 4648	BOARD OF WATER & LIGHT	649.21	
8/16/2010	GEN 4649	BOARD OF WATER & LIGHT	486.26	
8/16/2010	GEN 4650	BOARD OF WATER & LIGHT	421.46	
8/16/2010	GEN 4651	HOME DEPOT CREDIT SERVICES	409.36	
8/16/2010	GEN 4652	HSBC BUSINESS SOLUTIONS	787.26	
8/16/2010	GEN 4653	GANNETT MICHIGAN NEWSPAPERS	162.50	
8/16/2010	GEN 4654	SPRINT	99.98	
8/16/2010	GEN 4655	COMCAST	525.61	
8/16/2010	GEN 4656	DBI BUSINESS INTERIORS	1,036.98	
8/16/2010	GEN 4657	THERMAL INSPECTION SERVICES LLC	1,850.00	
8/16/2010	GEN 4658	WESTAFF	3,650.00	
8/16/2010	GEN 4659	FOXTAIL BUILDING COMPANY	17,029.00	
8/16/2010	GEN 4660	THOMAS KRYCINSKI	16,112.37	
8/16/2010	GEN 4661	SC SERVICES ENVIRONMENTAL	32,575.00	
8/16/2010	GEN 4662	HAZEN LUMBER, INC.	714.31	
8/16/2010	GEN 4663	NORSHORE BUILDING INC	50,231.50	
8/16/2010	GEN 4664	AT & T	894.00	
8/16/2010	GEN 4665	ASBESTOS ABATEMENT INCORPORATEI	600.00	
8/16/2010	GEN 4666	CITY OF LANSING	35.00	
8/16/2010	GEN 4667	KEBS, INC.	2,250.00	
8/16/2010	GEN 4668	ACE TREE SERVICE	7,500.00	
8/16/2010	GEN 4669	DICK CORTRIGHT	185.00	
8/16/2010	GEN 4670	OETZEL-HARTMAN GROUP	4,200.00	
8/16/2010	GEN 4671	THE PARMENTER GROUP	500.00	
8/16/2010	GEN 4672	WES STEFFEN PLUMBING	3,400.00	
8/16/2010	GEN 4673	STATE OF MICHIGAN	20.00	
8/16/2010	GEN 4674	RBK BUILDING MATERIALS	537.90	
8/16/2010	GEN 4675	DISCOUNT ONE HOUR SIGNS, INC	200.00	
8/16/2010	GEN 4676	THE LENAWEE COMPANY	10.00	
8/16/2010	GEN 4677	GREATER LANSING ASSOCIATION OF RE	224.00	
8/16/2010	GEN 4678	PAM BLAIR	60.00	
8/16/2010	GEN 4679	GRANGER CONTAINER SERVICE	1,024.00	
8/16/2010	GEN 4680	ACCENT SPECIALIZED CLEANING	1,020.00	
8/16/2010	GEN 4681	AIR QUALITY CONTROL AGENCY	589.00	
8/16/2010	GEN 4682	BATES CLEANING	650.00	
8/16/2010	GEN 4683	VET'S ACE HARDWARE	65.66	
8/16/2010	GEN 4684	TRITERRA	1,200.00	

Check Date	Bank/Check #	Name	Amount
8/16/2010	GEN 4685	MARK'S LOCK SHOP INC	1,141.00
8/16/2010	GEN 4686	AMO INSPECTIONS & APPRAISALS	1,620.00
8/16/2010	GEN 4687	MOW MASTER	1,584.00
8/16/2010	GEN 4688	LAKE STATE LAWN-LANDSCAPING & SN	1,380.00
8/16/2010	GEN 4689	INTEGRITY LAWN MAINTENANCE	3,005.00
8/16/2010	GEN 4690	LABREN'S LAWN & SNOW	780.00
8/16/2010	GEN 4691	SCHUMACHER'S FOUR SEASONS	10,476.00
8/16/2010	GEN 4692	LANSING NEIGHBORHOOD COUNCIL	1,380.00
8/16/2010	GEN 4693	OAKLAND CENTER LLC	500.00
8/16/2010	GEN 4694	INGHAM COUNTY TREASURER	5,885.46
8/16/2010	GEN 4695	ERIC SCHERTZING	295.32
8/16/2010	GEN 4696	ERIC SHOVEIN	19.72
8/16/2010	GEN 4697	DENNIS GRAHAM	479.50
8/16/2010	GEN 4698	MARTY LEJEUNE	85.00
8/16/2010	GEN 4699	TRITERRA	300.00
8/19/2010	GEN 4700	BOARD OF WATER & LIGHT	4,300.00
8/30/2010	GEN 4701	LANSING CITY TREASURER	1,500.77
8/30/2010	GEN 4702	LANSING CITY TREASURER	1,465.69
8/30/2010	GEN 4703	LANSING CITY TREASURER	1,906.18
8/30/2010	GEN 4704	LANSING CITY TREASURER	1,075.86
8/30/2010	GEN 4705	CHARTER TOWNSHIP OF LANSING	1,066.27
8/30/2010	GEN 4706	CHARTER TOWNSHIP OF LANSING	1,287.63
8/30/2010	GEN 4707	DELHI TOWNSHIP	732.37
Check Total			387,259.48

Agenda item 3c

INGHAM COUNTY LAND BANK AUTHORITY
 STATEMENT OF NET ASSETS
 STATEMENT OF REVENUES, EXPENSES & CHANGE IN NET ASSETS
 JULY 31, 2010

Assets	
Cash	\$ (15,832.64)
Accounts Receivable	120.00
Land Contract Receivable	903,374.84
Land Contract Interest Receivable	26,181.01
Brownfield Receivable	280,650.13
Land Contract Escrow	12,297.51
Notes Receivable	16,421.28
Specific Tax Receivable	41.88
OCOF Nonprofit Receivable	5,947.40
Ingham County Receivable	3,444.41
NSP1 Lansing City Receivable	245,948.66
NSP2 MSHDA Receivable	.40
NSP County Receivable	11,400.55
Home Program Receivable	498.40
Miller Park Receivable	766.00
Inventory	<u>6,025,500.59</u>
Total Assets	\$7,516,760.42
Liabilities	
Accounts Payable	(13,762.29)
Notes Payable	
National City Bank	4,175,000.00
Due to Ingham County	219,170.05
Rental Deposit	1,100.00
Land Contract Escrow	<u>10,942.74</u>
Total Liabilities	\$4,392,450.50
Retained Earnings	\$2,187,077.29
Total Net Assets	<u>\$ 937,232.63</u>

STATE OF REVENUES, EXPENSES & CHANGE IN NET ASSETS
JULY 31, 2010

Revenues

Property Sales	536,398.02
Brownfield Revenue	69,184.83
NSP1 Lansing City Revenue	763,629.68
NSP2 MSHDA Revenue	12,091.40
NSP1 County Revenue	8,410.18
Youth Build Revenue	36,615.15
Miller Park Revenue	58,601.00
Home Program Income	53,265.07
Interest Income	57,358.61
Rental Income	13,450.00
Developer Fee Revenue	88,413.92
Miscellaneous Income	247.58
Late Fee Revenue	576.72
Specific Tax Revenue	30.11
County Appropriation	<u>250,000.00</u>
Total Revenue	\$1,948,272.27

Operating Expenses

Cost of Land Sold	726,170.21
Cost of Land Sold-FEMA	63,898.67
Supplies	11,257.84
Audit Fee	1,980.00
Communication	2,671.32
Security	243.68
Memberships	730.00
Rental	4,550.00
Appraisals	1,500.00
Postage	658.29
Public Relations/Media	12,608.68
Consultants	8,450.00
Ingham County Housing Commission	1,661.60
Legal	6,369.93
Contractual Service	22,708.00
Software	1,114.00
Garden Project	5,413.80
Travel	1,093.88

STATE OF REVENUES, EXPENSES & CHANGE IN NET ASSETS
JULY 31, 2010
(Continued)

Conferences	3,295.00
Payroll Reimbursement	39,281.30
Americorp Membership	3,184.00
Employer Tax Liability	814.73
Payroll Service	75.54
Workers Compensation	582.41
Utilities	162.85
Building Maintenance	647.41
Lawn/Snow	(4,805.00)
Interest Expense	19,718.35
Prior Year Expense	566.40
HOME Lansing City	1,660.20
NSP1 Lansing City	36,456.19
NSP Ingham County	1,204.10
NSP II	35,116.26
Total Expense	<u>\$1,011,039.64</u>
Total Net Assets, end of period	<u>\$ 937,232.63</u>

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES & CHANGE IN NET ASSETS
AUGUST 31, 2010

Assets	
Cash	\$ 296,580.84
Accounts Receivable	120.00
Land Contract Receivable	902,303.84
Land Contract Interest Receivable	22,627.05
Brownfield Receivable	289,848.63
Land Contract Escrow	12,297.51
Notes Receivable	15,445.30
Specific Tax Receivable	(211.72)
OCOF Nonprofit Receivable	5,967.40
Ingham County Receivable	11,743.38
NSP1 Lansing City Receivable	126,135.55
NSP County Receivable	11,400.55
Home Program Receivable	627.00
Miller Park Receivable	11,826.59
Inventory	<u>6,176,573.61</u>
Total Assets	\$7,883,285.53
Liabilities	
Accounts Payable	(14,455.66)
Notes Payable	
National City Bank	4,375,000.00
Due to Ingham County	296,729.59
Rental Deposit	1,350.00
Land Contract Escrow	<u>3,102.82</u>
Total Liabilities	\$4,661,726.75
Retained Earnings	\$2,187,077.29
Total Net Assets	<u><u>\$1,034,481.49</u></u>

STATE OF REVENUES, EXPENSES & CHANGE IN NET ASSETS
AUGUST 31, 2010

Revenues

Property Sales	\$639,528.02
Brownfield Revenue	78,383.33
NSP1 Lansing City Revenue	982,404.61
NSP2 MSHDA Adm. Fee Revenue	12,091.00
NSP1 County Revenue	8,410.18
Youth Build Revenue	50,217.68
Home Program Income	116,392.57
Interest Income	57,358.61
Rental Income	15,024.00
Developer Fee Revenue	98,743.52
Miscellaneous Income	247.58
Late Fee Revenue	170.04
Specific Tax Revenue	30.11
County Appropriation	<u>250,000.00</u>
Total Revenue	\$2,309,001.25

Operating Expenses

Cost of Land Sold	937,639.04
Cost of Land Sold-FEMA	63,898.67
Supplies	14,352.42
Audit Fee	1,980.00
Communication	2,831.25
Security	278.68
Memberships	954.00
Rental	4,550.00
Appraisals	1,500.00
Postage	793.91
Public Relations/Media	14,608.68
Consultants	8,450.00
Bank Fees	58.75
Ingham County Housing Commission	1,661.60
Legal	6,369.93
Contractual Service	26,031.20
Software	1,114.00
Garden Project	5,515.38
Travel	1,159.25

STATE OF REVENUES, EXPENSES & CHANGE IN NET ASSETS
AUGUST 31, 2010
(Continued)

Conferences	3,295.00
Payroll Reimbursement	47,758.17
Americorp Membership	3,184.00
Employer Tax Liability	1,078.53
Payroll Service	110.21
Workers Compensation	766.26
Utilities	162.85
Building Maintenance	647.41
Lawn/Snow	(4,805.00)
Interest Expense	19,718.35
Prior Year Expense	566.40
HOME Lansing City	1,903.75
NSP1 Lansing City	42,195.48
NSP Ingham County	1,310.13
NSP II	62,881.46
Total Expense	<u>\$1,274,519.76</u>
Total Net Assets, end of period	<u>\$1,034,481.49</u>

Creating: Opportunity.



Contractor Recruitment Day

All contractors, builders, trades, landscapers, painters, roofers, drywallers, window & siding installers, cement & masonry contractors, etc. are welcome.

Come anytime between the hours of:
9am - 3pm September 30, 2010

Located at the Gier Community Center

2400 Hall St
Lansing, MI 48906

Come visit all 6 of the following stations:

Station 1) Vendor Registration

Station 2) Insurance / Bonding

Station 3) Section 3

Station 4) Lead & RRP

Station 5) Minority & Women-Owned Firms

Station 6) Networking, Professional Development

Refreshments provided throughout the day.

Creating: Place. Creating: Community. Creating: Opportunity.

For more information contact the Land Bank office at
517.267.5221 or email info@inghamlandbank.org

www.inghamlandbank.org



INGHAM COUNTY
LANDBANK