

NOVEMBER 17, 2025 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

<https://us02web.zoom.us/j/89359818633?pwd=hXdwo6sKf6ywIk0Psq0W2e0uRHUKcc.1>

Meeting ID: 893 5981 8633

Passcode: 992651

By Phone: 1 929 205 6099 US (New York)

CALL TO ORDER

Chairperson Fox called the November 17, 2025 Regular Meeting of the Ingham County Land Bank to order at 4:26 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Morgan, Van Fossen

Members Absent: Grebner, Sebolt,

Others Present: Tim Perrone, David Burns, Roxanne Case

APPROVAL OF THE MINUTES

MINUTES OF OCTOBER 20 ACCEPTED AND PLACED ON FILE.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. David Burns stated that the developer of the Glenbrook property was scheduled to present but has not responded. In any event, the project is a good housing project and the Land Bank would like to move forward. Mr. Van Fossen stated that Allen Edwin is interested in the Life O'Riley property and may have 2 projects going on simultaneously. All at the table believe that Allen Edwin can manage both projects. The Miller Crossing development is great and moving along at a fast pace.

B. Resolution 25-XX to Authorize the Sale of 3 Vacant Adjacent Parcels on Glenbrook to Allen Edwin Homes

MOTION MOVED BY COMMISSIONER MORGAN, SUPPORTED BY RAWLEY VAN FOSSEN

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE THE SALE OF THREE VACANT PARCELS
OFF GLENBROOK DR, LANSING, FOR DEVELOPMENT TO ALLEN EDWIN HOMES**

RESOLUTION 25-05

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 established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

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

WHEREAS, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest; and

WHEREAS, Allen Edwin Homes would like to purchase three (3) adjacent vacant parcels, at 3430 Glenbrook Dr (parcel # 33-01-01-31-126-291), Holmes Rd (parcel # 33-01-01-31-126-281), and Berwick Dr (parcel # 33-01-01-31-128-125), that total approximately five (5) acres of land. It is a Planned Unit Development of up to 25 single-family homes that will be held as rentals in their large portfolio of residential real estate.

Meetings have been completed with City of Lansing's Zoning Dept in order to have the properties zoned for more density, and eventually, the buyer will need to go through a zoning approval process. Road infrastructure and utilities will all need to be approved and installed to make this project work; and

WHEREAS, Allen Edwin Homes will purchase the parcels for \$3000 for each approved lot with a minimum of \$33,000. The construction of the homes will be staggered based on market conditions, but construction will continue until all parcels are built; and

WHEREAS, the Purchase Agreement will have a reverter on the properties to start construction within a 12-month timeframe starting on the closing date; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these parcels to Allen Edwin Homes for \$3000 for each approved lot with a minimum total of \$33,000.

AYE: Fox, Morgan, Van Fossen

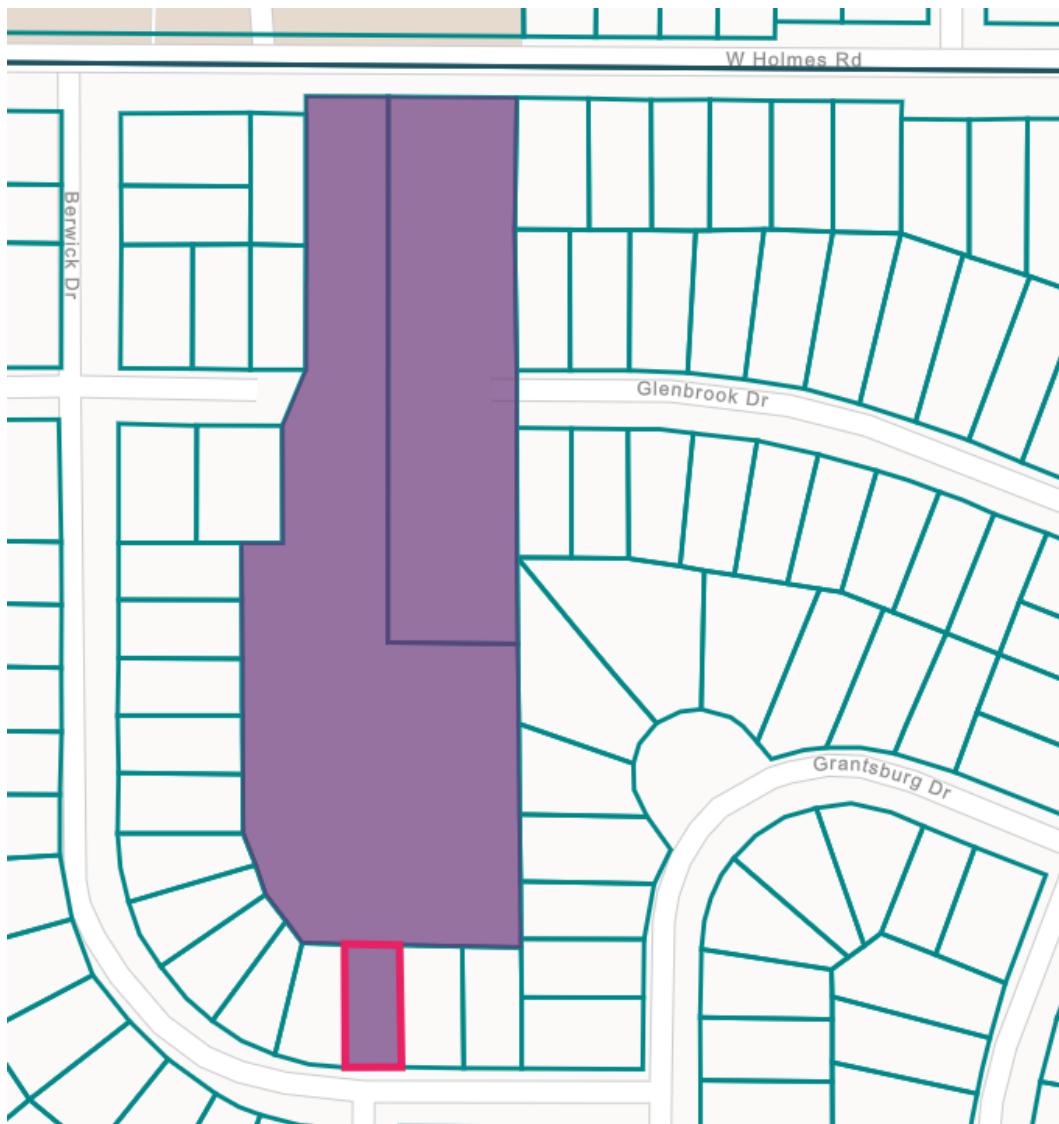
ABSENT: Grebner, Sebolt

NAY: None

Adopted: 11/17/25

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PARCEL NO.	ACREAGE
33-01-01-31-126-291	3.37
33-01-01-31-126-281	1.75
33-01-01-31-128-125	60x125 .172 Berwick Dr



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2. Residential

A. List of Properties – No comments.

3. Administration

A. Accounts Payable – October 2025

Accepted and on file.

B. Budget 2025 Amendment

Director Case stated that it was all about timing and the Land Bank was about \$1M down from originally budgeted.

MOTION MOVED TO ADOPT THE AMENDED BUDGET BY COMMISSIONER MORGAN, SUPPORTED BY RAWLEY VAN FOSSEN

C. Communications Narrative / Executive Director's Report

No comments or questions.

D. Legal

Mr. Tim Perrone stated that quiet title action was underway, and that Wednesday, Nov 19th would be the third public and final posting. Chair Fox reminded the Board that there are three properties that the Land Bank purchased for expedited renovation through a non-profit, Eastside Community Action Center. Mr. Perrone stated that the court date has been set for Dec 10th, and that no one person has shown interest as of yet.

Chair Fox stated that a property on Loa St will be coming back through the Housing Trust Fund to the Land Bank from a developer that was unsuccessful at developing. The property will be quitclaim deeded back to the Land Bank by the end of the year.

Chair Fox stated that 9 properties were not sold at the tax foreclosure auction and the next step is rejection or acceptance thru the municipalities in their December meetings. A few of these were parcels that tax foreclosed previously, received by the Land Bank and then resold. These have come back through foreclosure again. Conversation stemmed around whether the Land Bank could sell with the condition of sale to combine after.

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4. Limited public comment

None

5. Announcements, Comments, or other Questions

None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 4:46pm.

Next meeting on Monday, December 15, 2025, at 4:15pm at the Land Bank office.