

MARCH 19, 2026 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

<https://us02web.zoom.us/j/86578865129?pwd=bwiL89KugsdSxTA40Xqx0iMohMI7rh.1>

Meeting ID: 865 7886 5129

Passcode: 729854

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

CALL TO ORDER

Chairperson Fox called the March 19, 2026 Regular Meeting of the Ingham County Land Bank to order at 4:30 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Morgan

Members Absent: Sebolt, Van Fossen

Others Present: Tim Perrone, David Burns, Gina Jackson, Mr. Detrick Taylor, Ms. Gesela Woods

APPROVAL OF THE MINUTES

MINUTES OF JANUARY 22, 2026 ACCEPTED AND PLACED ON FILE.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

Ms. Woods of 3719 Berwick Dr, Lansing, spoke in regards to the Land Bank lot #33-01-01-31-128-125, next door to her. She stated that she's been taking care of the Land Bank property for 15 years. When she purchased her house, she was told that the lot came with the house. She presented a notarized document of 4 neighbors who have witnessed her taking care of the property. She is also trying to get a hold of companies who she paid to do work on the property, as well.

Detrick Taylor of Rex St, Lansing spoke in regards to purchasing the Land Bank vacant lot next to the home. Mr. Taylor distributed a document to the board. He explained that he still wants to purchase the lot, and believes the proper amount should be \$2000, split between he and the neighbor (\$1000 each). He requested this in an email and received a return email from the Land Bank that had no rationale of the \$7500 cost. There is construction debris on the site and a downed tree. His document provides an explanation of why he believes the cost should be \$2000 and respectfully requests the Board to consider this pricing decision.

Brief Board discussion took place. Commissioner Grebner requested more information with options. Chair Fox stated that the Land Bank would want to sell the lot as a buildable lot, and the comparable to that lot is right next door at Mr. Taylor's property which was identical and sold at \$7500. As to the

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debris and storm damage, it does not reduce the value of the lot, but the Land Bank will clean it up and that's typical. We're constantly clearing and spending money on storm damage clean up. The Land Bank would not sell or value the split property as 2 separate 30-foot lots. No utilities doesn't make the lot non-buildable; it just makes it more expensive to build. Commissioner Morgan believes the Land Bank's valuation should be based on facts and not on personal circumstances, and should be priced in a fair and transparent way, and as long as the \$5000 price is justifiable with the definition of fairness. Mr. Perrone stated that rules and regulations could be suspended and is a matter of the Land Bank's and Board's discretion.

1. Commercial – Multi-Family

A. Sale Status report -

Mr. Burns stated that the offer from Allen Edwin Homes to develop a property on the southwest side of Lansing fell apart and they have canceled the purchase agreement. The Land Bank will do more research on that property and follow up. The Holmes & Pleasant Grove project is going to be breaking ground soon. Closing on this property will be in April and starting soon.

2. Residential

A. List of Properties –

Gina Jackson stated that 1729 Hillcrest St should be done soon. Chair Fox stated that one of the land contracts sold. Mr. Burns stated that we only have one land contract left.

3. Administration

A. Accounts Payable – January and February 2026

Accepted and on file.

B. Budget 2025 update

No questions or comments.

C. Resolution to Authorize the Engagement & Acceptance of Legislative Direct Spending Items Grant

MOTION MOVED BY COMMISSIONER MORGAN, SUPPORTED BY COMMISSIONER GREBNER

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE THE ENGAGEMENT & ACCEPTANCE OF THE LEGISLATIVE
DIRECT SPENDING ITEMS GRANT THROUGH LABOR & ECONOMIC OPPORTUNITY**

RESOLUTION 26-01

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, 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, Ingham County Land Bank applied for State Legislation funding in spring 2025 to continue and expand housing activities.

WHEREAS, the State Legislation approved \$2,000,000 in Legislative Directed Spending Items (LDSI) through a grant administered by Michigan State Housing Development Authority (MSHDA); and

WHEREAS, the Land Bank plans to use this funding for new construction, renovations, and community improvements; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to enter into an Agreement with LDSI and MSHDA and begin expanding housing activities in Ingham County.

AYE: Fox, Grebner, Morgan NAY: None ABSENT: Sebolt, Van Fossen Adopted 3/19/26

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D. Resolution to Utilize the Land Bank's Option to Purchase 2026 Tax Foreclosed Property

MOTION MOVED BY COMMISSIONER GREBNER, SUPPORTED BY
COMMISSIONER MORGAN

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO UTILIZE THE LAND BANK'S OPTION TO PURCHASE
2026 TAX FORECLOSED PROPERTY**

RESOLUTION 26-02

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, 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, the General Property Tax Act, Public Act 206 of 1893, as amended, states in MCL 211.78m(1) that if a city, village, township, or city authority does not purchase a tax foreclosed property and no claimant has filed a claim for remaining proceeds from the foreclosed property under section 78t(2), the county authority in which the property is located may purchase that property by paying the foreclosing governmental unit the minimum bid. The foreclosing governmental unit shall convey the property to the purchasing Authority within 30 days; and

WHEREAS, the Ingham County Treasurer, acting as the Foreclosing Governmental Unit is authorized to accept the minimum bid in the name of Ingham County for properties, subject to local and state option and other deletions by statute and Land Bank Priorities, Policies, and Procedures.

WHEREAS, the Land Bank staff will evaluate the 2026 tax foreclosed parcels and will determine if certain properties have redevelopment potential compared to their purchase cost; and

WHEREAS, the acquisition cost shall be covered by the Ingham County Land Bank Fast Track Authority; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to purchase for redevelopment opportunities, at the minimum bid, property available under MCL 211.78m(1) for which no claimant has filed a claim for remaining proceeds.

AYE: Fox, Grebner, Morgan NAY: None ABSENT: Sebolt, Van Fossen Adopted 3/19/26

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E. Communications Narrative / Executive Director's Report

Chair Fox stated that the State Land Bank Authority authorized a \$10M 3-year program based off some funds that came through the State budget process. It will include 3-4 separate grants programs for local Land Banks, such as an Operational Grant Program, an Innovation & Project Grant Program and a Rehabilitation Revolving Grant Program, along with support funds for the Michigan Land Bank Association.

F. Legal

Mr. Tim Perrone stated that quiet title filings have been completed on 7 properties, and a court hearing has been scheduled in April. Notices will go out on 3/20/26, and postings will be completed on the properties, along with the publication of notice of hearing. Also, an easement has been prepared for the Holmes & Pleasant Grove site.

4. Announcements, Comments, or other Questions

None

5. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 4:56pm.

Next meeting on Thursday, April 16, 2026, at 4:30pm at the Land Bank office.