

APRIL 16, 2026 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

<https://us02web.zoom.us/j/86578865129?pwd=bwiL89KuqsdSxTA40Xqx0iMohMI7rh.1>

Meeting ID: 865 7886 5129

Passcode: 729854

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

CALL TO ORDER

Chairperson Fox called the April 16, 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, Sebolt, Van Fossen

Members Absent: Morgan

Others Present: Tim Perrone, David Burns, Mr. Detrick Taylor, Ruby, and Tim Chulfant of Rex St, Lansing

APPROVAL OF THE MINUTES

MINUTES OF MARCH 19, 2026 ACCEPTED AND PLACED ON FILE.

ADDITIONS TO THE AGENDA

Rental 2025 update – BLUE SHEET

LIMITED PUBLIC COMMENT

None

0. Sale of Rex St property

Director Case distributed a copy of her email to the Board, that she sent to Mr. Taylor explaining lot sales and the sale price of \$5000. Chairperson Fox stated that if the Land Bank didn't treat this property as a buildable lot and sold as split lots, then the Land Bank will lose about \$10,000 in revenue, in not being able to collect the 5/50. Detrick Taylor stated that he received Director Case's email and appreciated the clarification of lots sales. In good faith, he responded with a \$3500 counteroffer which includes the Land Bank cleaning up the lot. This would be \$1750 for each split. Mr. Taylor asked about the cleanup timeframe. Director Case stated that we have reach out to our tree service in regards to costs, and are waiting on that. And will be connecting with Cooney Homes to discuss possible construction debris left over in error from Mr. Taylor's house. Member Van Fossen apologized for not being at the last meeting when this was all being discussed, and asked if the other neighbor was interested. Director Case stated that the

APRIL 16, 2026 REGULAR MEETING

Land Bank reached out, and the neighbors changed their minds a couple times, but are now interested in the split. Member Van Fossen stated that as a member of the Board and knowing the Land Bank mission, the City considers a buildable by the width and depth of a lot and if you split this lot, you could actually build 2 houses and create more density. Mr. Van Fossen drove this street and found that this was the only lot on the street. This is a classic example of our “missing tooth” theory, and the City’s perspective would be to build on it. Mr. Van Fossen stated that he would have voted against selling it at all, and would have encourage the Land Bank to use some of the housing funds to build at least one house, if not two. We need more infill; we need more units. The City does not have many big lots like this one. Mr. Van Fossen stated that if its too late, he understands and respects any decisions. Director Case stated that the lot hasn’t been sold, but the Board has already made the decision to sell the lot, and so that question is about the sale price of \$5000 offered by the Land Bank or the \$3500 countered by Mr. Taylor. Mr. Taylor stated that if the price would be at \$3500, then he would agree to doing the cleanup. Director Case stated that the cost of cleanup of the lot (construction debris and a downed tree) could be \$1200-\$1500 to complete, depending. Chairperson Fox suggested that the Land Bank and Mr. Taylor are close enough in pricing, and that together, they can finalize the cost and move forward.

1. Commercial – Multi-Family

A. Sale Status report -

Chairperson Fox spoke with Brent Forsberg about the Holmes and Pleasant Grove site, and he stated that there won’t be a groundbreaking but there will be a wall building ceremony sometime in June. Commissioner Sebolt was curious about the Land Bank’s thoughts were in selling of the MLK versus Saginaw sites. MLK rowhouses selling quicker than Saginaw’s. Mr. Burns believes that its mostly due to the MDOT 3-lane road, and the St Lawrence Hospital across the street sitting mostly empty doesn’t help.

2. Residential

A. List of Properties –

The list is short. Projects have wrapped up. The Land Bank has started into the Homeowner Rehab Program. Land Bank staff has started on 4 homeowner renovations – 2 in Mason, 1 in Holt, and 1 in Williamston. The goal is to do 20 a year, if possible, depending on the needed and circumstances of each property. Commission Grebner asked about bringing the houses up to code and income qualifications. Director Case stated that this is a low-income critical repair program through CACS and the Housing Trust Fund, that addresses immediate (almost emergency) need. There may be 3 levels of repair that’s at \$25,000, \$40,000, and possibly \$70,000. City of Lansing is bringing in some CDBG funds, as well, along with utility company funds, weatherization funds, lead abatement funds, and more. There are different categories of home repair, the immediate renovations are those that are critical. Commissioner Grebner is in favor of stretching the funds as much as possible and helping as many people as we can.

APRIL 16, 2026 REGULAR MEETING

3. Administration

A. Accounts Payable – March 2026

Accepted and on file.

B. Rental 2025 update – BLUE SHEET

Brief discussion. Land Bank is slowly selling off the rentals.

C. Communications Narrative / Executive Director's Report

Brief discussion. Director Case introduced Scott Doerfler who was hired in January 2026 as the Construction Field Coordinator. Scott spoke about his experience and stated that he had his builders permit, but let it lapse. He is planning to apply again, so that the Land Bank will have a licensed builder on staff. Director Case stated the Tony Olivarez, Construction Manager, wants to retire next year, and this is the pathway to fill that position. Scott will be in charge of the homeowner rehab program and another project involving the scattered site housing initiative program.

D. Legal

Mr. Tim Perrone stated that there is a quiet title hearing scheduled for April 23 at the Courthouse in Mason, for judgment of quiet title on 7 tax reverted properties. Everything has been posted, mailed, and published. There was an easement requested for the site at Holmes & Pleasant Grove site about a month ago. Recently, an attorney requested a couple minor changes to be made, which Director Case approved, but haven't heard back from the attorney. Mr. Perrone will follow back up.

4. Announcements, Comments, or other Questions

None

5. Adjournment - Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:02pm.

Next meeting on Thursday, May 21, 2026, at 4:30pm at the Land Bank office, which Chairperson Fox will not be able to attend. Commissioner Grebner will need to officiate.