

JUNE 18, 2026 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

<https://us02web.zoom.us/j/83639703732?pwd=8eX6Wzaes7Hm8UbnN4QKyWY8PBa3pG.1>

Meeting ID: 836 3970 3732

Passcode: 807111

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

CALL TO ORDER

Chairperson Fox called the June 18, 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, Sebolt, Morgan

Members Absent: Grebner, Van Fossen

Others Present: Tim Perrone, David Burns, Ms. Erin Palmer of Capital Area Community Services

APPROVAL OF THE MINUTES

MINUTES OF APRIL 16, 2026 ACCEPTED AND PLACED ON FILE.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report - brief discussion

2. Residential

A. List of Properties – brief discussion

3. Administration

A. Accounts Payable – April-May 2026

Accepted and on file.

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- B. Open Public Hearing to hear comments for the Community Development Block Grant submission and agreement with MSHDA
 - a. Chair Fox opened the hearing.
No comments received.
 - b. Chair Fox closed the hearing.
- C. Resolution to Authorize the Engagement & Acceptance of the Community Development Block Grant Funds for Whole Home Program

MOTION MOVED BY COMMISSIONER MORGAN, SUPPORTED BY COMMISSIONER SEBOLT

**RESOLUTION TO AUTHORIZE THE ENGAGEMENT & ACCEPTANCE OF THE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS ADMINISTERED BY
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA) FOR
THE WHOLE HOME PERFORMANCE PROGRAM (WHP)**

RESOLUTION 26-03

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 Ingham County Land Bank desires to submit an application to the Michigan State Housing Development Authority for Community Development Block Grant funds to support the Whole Home Performance Pilot; and

WHEREAS, the Whole Home Performance Pilot Program was designed to demonstrate a scalable, locally driven model for delivering comprehensive home repair and energy retrofit services to low- and moderate-income homeowners. The WHP model integrates essential system repairs, health and safety interventions, and energy efficiency upgrades by coordinating multiple funding streams including HUD, utility, state, and local resources into a single, homeowner-centered delivery system. Activities include but not limited to basic system repairs, lead remediation, and energy efficiencies, to improve permanent residential structures; and

WHEREAS, Ingham County Land Bank is one of four Land Banks that has been involved with and chosen to pilot the program in order to eventually roll out throughout the State. The core of this model is strong county leadership and aligns with the Land Bank’s vision of creating place and community by improving the quality of a community’s unique neighborhoods through home renovations, new home construction, demolitions of blighted structures, repurposing vacant properties, and providing affordable homeownership opportunities in greater Lansing. Counties serve as the anchor institutions responsible for convening partners, aligning local resources, cultivating implementation capacity, and ensuring that WHP delivery reflects local conditions, priorities, and systems; and

WHEREAS, the proposed project will provide owner-occupied housing rehabilitation assistance to eligible low- and moderate-income households in non-entitlement areas of Ingham County; and

WHEREAS, the proposed project is consistent with the Ingham County Land Bank’s community development goals and the community development plan described in the CDBG application; and

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WHEREAS, the Ingham County Land Bank is requesting \$1,180,000 in Michigan Community Development Block Grant funds from the Michigan State Housing Development Authority for the Whole Home Performance Pilot and will leverage \$1,050,000 in Ingham County home repair funding through its partnership with Capital Area Community Services, Inc., as described in the application; and

WHEREAS, the Ingham County Land Bank understands that no project costs, whether CDBG or non-CDBG, will be incurred prior to formal grant award, completion of environmental review procedures, and receipt of formal written authorization to incur costs from the assigned CDBG Specialist.

THEREFORE, BE IT RESOLVED, that the Ingham County Land Bank Board of Directors authorizes the submission of a Michigan Community Development Block Grant application to the Michigan State Housing Development Authority for the Whole Home Performance Pilot.

BE IT FURTHER RESOLVED, that the Executive Director of the Ingham County Land Bank, is hereby authorized to sign the CDBG application and all required attachments on behalf of the Ingham County Land Bank.

BE IT FURTHER RESOLVED, that the Executive Director of the Ingham County Land Bank, is hereby authorized to sign the Grant Agreement and all amendments on behalf of the Ingham County Land Bank.

BE IT FURTHER RESOLVED, that the Executive Director of the Ingham County Land Bank, is hereby authorized to sign Financial Status Report payment requests and other financial documents required for grant administration.

BE IT FURTHER RESOLVED, that the Executive Director of the Ingham County Land Bank, is hereby designated as the Certifying Officer for the Ingham County Land Bank for purposes of this CDBG application and related grant requirements.

BE IT FINALLY RESOLVED, that the Ingham County Land Bank Board of Directors authorizes the Executive Director to take all actions necessary to submit the application, execute required documents, and carry out the Whole Home Performance Pilot in accordance with applicable CDBG, MSHDA, and local requirements.

AYE: Fox, Sebolt, Morgan NAY: None ABSENT: Grebner, Van Fossen Adopted 6/18/26

MOTION CARRIED UNANIMOUSLY

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Chair Fox asked if Erin Palmer would like to say a few words about the resolution. Ms. Palmer stated that Treasurer Fox started several years ago and more specifically, a year ago, with the Ingham County Housing Trust Fund, to facilitate a Whole Home Rehab program, that brings together Federal, State, and Local funding to renovate houses for critical home repair including environmental hazardous material remediation, energy efficiency, and weatherization. The idea is to stabilize the household and stabilize the structure. This is a HUD-recognized pilot program and we are one of three states that will be involved. We have fund commitments with DHHS, Consumers Energy, and BWL. Chair Fox mentioned that the concept is that all these funds need to be coordinated together which is typically not pulled together in a streamlined process. This is a pilot program, and Ingham (and the Land Bank) is one of 4 counties in Michigan to be involved. CDBG funds are being applied by the Land Bank to help with the funding stream to help more folks in need.

D. Resolution to Approve Procurement Policies & Procedures for Federally-Funded Grants

MOTION MOVED BY COMMISSIONER SEBOLT, SUPPORTED BY COMMISSIONER MORGAN

RESOLUTION TO APPROVE PROCUREMENT POLICIES AND PROCEDURES FOR FEDERALLY-FUNDED GRANTS INCLUDING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE WHOLE HOME PERFORMANCE PROGRAM (WHP)

RESOLUTION 26-04

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 Ingham County Land Bank desires to submit an application to the Michigan State Housing Development Authority for Community Development Block Grant funds to support the Whole Home Performance Pilot; and

WHEREAS, the CDBG Program and application requires the Land Bank to comply with federal regulations and guidelines written in Policies and Procedures; and

THEREFORE, BE IT RESOLVED, that the Ingham County Land Bank Board of Directors approves these Policies and Procedures to use on federally fund grants and projects.

AYE: Fox, Sebolt, Morgan NAY: None ABSENT: Grebner, Van Fossen Adopted 6/18/26

MOTION CARRIED UNANIMOUSLY

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E. Communications Narrative / Executive Director's Report

Brief discussion. Director Case stated that the audit reports were distributed in an email and hard copies in front of the Board Members.

F. Legal

Mr. Tim Perrone stated that the 2024-2025 quiet title original judgment documents were just passed on to Director Case for recordkeeping.

4. Announcements, Comments, or other Questions

None

5. Adjournment - Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 4:41pm.

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