

SEPTEMBER 17, 2026 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

<https://us02web.zoom.us/j/89166326493?pwd=t3gr5QGr5bD3SPTLotwmIgMM4fxaBK.1>

Meeting ID: 891 6632 6493

Passcode: 617850

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

CALL TO ORDER

Chairperson Fox called the September 17, 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, Grebner, Morgan, Van Fossen

Members Absent: none

Others Present: Tim Perrone, Roxanne Case, Melanie Hesano of Rosati, Schultz, Joppich, Amtsbuechler

APPROVAL OF THE MINUTES

MINUTES OF AUGUST 20, 2026 ACCEPTED AS AMENDED AND PLACED ON FILE.

ADDITIONS / CHANGES TO THE AGENDA

Moved 3.D. to #5, and renumber the last item to #6.

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

- A. Sale Status report - brief discussion. Director Case mentioned that the Land Bank has a good interested party for the former bottling plant property. Working through logistics and other interested parties.

Ingham County Housing Trust Fund Board met at the Hickory Pointe RowHouses on Tuesday, 9/15/26 to meet and tour the construction that the Land Bank has built with funding.

2. Residential

- A. List of Properties – no comments or questions.
- B. Resolution to Authorize the Sale of Multiple Vacant Parcels to Contractors for the Scattered Site Housing Initiative

MOTION MOVED BY VAN FOSSEN, SUPPORTED BY COMMISSIONER MORGAN

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE THE SALE OF MULTIPLE VACANT PARCELS
TO CONTRACTORS FOR THE SCATTERED SITE HOUSING INITIATIVE**

RESOLUTION 26-05

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 (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.2. that sale of three (3) or more properties to the same buyer within a twelve-month period must be approved by the Land Bank Board; 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 Land Bank Board of Directors approved Resolution #26-01 to Authorize the Engagement & Acceptance of the Legislative Direct Spending Grant for the Scattered Site Housing Initiative; and

WHEREAS, the Land Bank has facilitated meetings with City of Lansing Departments, utilities, and contractors to build 50-60 single-family houses in four neighborhoods, and is poised to begin sales of multiple vacant lots to selected contractors for the next four years to the end of the grant term in 2030; and

WHEREAS, the Land Bank has created Purchase Agreements and Guidelines with requirements and reverter clauses on the properties to build 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 transactions of multiple parcels to selected contractors for the next four years to the grant term ending in 2030 for the Scattered Site Housing Initiative.

AYE: Fox, Sebolt, Morgan, Grebner, Van Fossen NAY: None ABSENT: Adopted 9/17/26

MOTION CARRIED UNANIMOUSLY

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Chair Fox stated that the Land Bank gained State Legislation Funds to create more housing, and as discussed previously, the Scattered Site Housing Initiative was developed. Two contractors have working with the Land Bank to build up to 50 single-family houses. Other contractors may need to be brought in if timing becomes a factor. Director Case stated that these funds go through October 2030.

3. Administration

A. Accounts Payable – August 2026

Accepted and on file.

B. Budget 2027 preliminary draft

Brief discussion. Budget is just a draft. In October's Board Meeting, the Budget will need to be voted upon, so we'll need a quorum. (Chair Fox will not be able to attend.) There will be a public notice posted in the local paper.

C. Resolution to Authorize Revisions of the Executive Director's Position Description & Compensation Scale

MOTION MOVED BY COMMISSIONER MORGAN, SUPPORTED BY VAN FOSSEN

**RESOLUTION TO AUTHORIZE REVISIONS OF THE EXECUTIVE DIRECTOR'S
POSITION DESCRIPTION AND COMPENSATION SCALE**

RESOLUTION 26-06

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 Executive Director of the Ingham County Land Bank has announced plans to retire in 2027; and

WHEREAS, the position of Executive Director has undergone significant changes in recent years due to changes in statute, resources and economic conditions; and

WHEREAS, neither the job description nor the compensation scale for the Executive Director have been significantly changed for many years;

THEREFORE, BE IT RESOLVED, that the Chair or Executive Director will draft a revised job description that takes into account current responsibilities and are authorized to use that description in Appendix A ~~shall be used by the Executive Director~~ to recruit candidates for a new Executive Director; and

BE IT FURTHER RESOLVED, that the pay scale for the Executive Director shall be maintained as identical to the pay scale for an Ingham County Managerial and Confidential employee Grade 14 (MC14 ~~12~~); and

BE IT FURTHER RESOLVED, that the Land Bank Board shall be the body to sort through resumes, interview, recommend, and hire a new Executive Director. ~~Executive Director, the Chair of the Board and one other Board member shall be constituted as a search committee to interview applicants and recommend an applicant to the full Board.~~

AYE: Fox, Sebolt, Morgan, Grebner, Van Fossen NAY: None ABSENT: Adopted 9/17/26

MOTION CARRIED UNANIMOUSLY

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Discussion ensued. There may be a conflict due to the Open Meetings Act, with a small interviewing committee. Also, since the Land Bank Board is relatively small, the whole body should conduct the hiring process, which includes sorting through resumes, ranking, interviewing, and a recommendation to hire the best qualified candidate. Chair Fox disclaimed that he has spoken with a potential candidate but full posting and interviewing needs to be conducted.

Chair Fox stated that while the Land Bank updated a few positions with revised pay scales and levels, the Executive Director's position has not been revised in 7-8 years. Therefore, the resolution provides an update to the grade and levels for the new director. Commissioner Morgan and Member Van Fossen suggested to bump it even a couple levels to MC14 to stay in line with the current market.

The discussion then opened into what the current Executive Director was making and because it hasn't been updated, the current pay should be revised to the same grade and level. A motion was put on the table to revise this transaction to MC14 Step 5.

MOTION MOVED BY COMMISSIONER MORGAN, SUPPORTED BY COMMISSIONER SEBOLT

AYE: Fox, Sebolt, Morgan, Grebner, Van Fossen NAY: None ABSENT: Adopted 9/17/26

MOTION CARRIED UNANIMOUSLY.

D. Communications Narrative / Executive Director's Report - No comments or questions.

E. Legal

Mr. Tim Perrone discussed the Quiet Title Action that is being processed on several properties. The parcels have been posted and a Notice will be inserted into the City Pulse for 3 consecutive issues. Commissioner Grebner asked about the estimated cost of these procedures. Director Case stated that Cohl, Stoker, Toskey has fair costs. Other title agencies or attorneys have quoted up to \$16,000 to have completed. The publication of the notices can be costly because the notices are large and in depth.

4. Announcements, Comments, or other Questions - None

5. Closed Session to Consult under Attorney Client Privilege on Communication from Rosati, Schultz, Joppich, Amtsbuechler dated 9/4/26 Pursuant to MCL 15.268(1)(h)

MOTION TO PROCEED WITH RECOMMENDATIONS PROVIDED BY ROSATI, SCHULTZ, JOPPICH, AMTSBUECHLER BY COMMISSIONER MORGAN, SUPPORTED BY COMMISSIONER SEBOLT

AYE: Fox, Sebolt, Morgan, Grebner, Van Fossen NAY: None ABSENT: Adopted 9/17/26

MOTION CARRIED UNANIMOUSLY.

6. Adjournment - Accepted.

MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:28pm.

Next meeting on Thursday, October 15, 2026, at 4:30pm at the Land Bank office.