STATE OF MICHIGAN
STATE LAND BANK AUTHORITY (SLBA)
BOARD MEETING MINUTES

Wednesday – March 19, 2025 – 2:00 p.m.
MSHDA Building
735 E Michigan Avenue, Lansing, Michigan 48909

Board Members Present:
Susan Corbin
Amy Hovey
Helen Lehman
Dave Meninga (designee for Quentin Messer Jr.)

SLBA Staff Present:
Joseph Rivet
Patrick Ennis
Jeff Huntington
Linda Horak

AG Office Staff Present:
Lisa Barwick

Absent:
Kylee Mitchell Wells
Krysta Pate
Lisa Webb Sharpe

1. Call to Order
   Susan Corbin, Chair, called the meeting to order at 2:02 p.m.

2. Roll Call
   Roll call taken. Quorum established.

3. Approval of Agenda
   The motion was made by Amy Hovey to approve the agenda as presented. Helen Lehman seconded the motion. Motion carried without dissent.

4. Approval of Meeting Minutes from September 25, 2024, meeting
   Helen Lehman moved to approve the minutes from the September 25, 2024, meeting. Amy Hovey seconded the motion. Motion carried without dissent.

5. Public Comment
   The Chair asked for public comments.
   - Joanna Underwood – representative of Detroit Council Member Mary Water's office spoke to the Board regarding the negotiations between the City of Detroit and the Detroit Land Bank Authority. Ms. Underwood expressed that county level land banks are preferrable and encouraged SLBA to consider requiring more accountability and rules on cities with land banks.

6. Maintenance Contact.
   Amy Hovey moved to approve Resolution 2025-01 "Approval and Resolution to enter into an amendment to the Agreement with GTJ Field Services LLC for Property Maintenance Services" as presented. Helen Lehman Seconded. Motion carried without dissent.

7. Blight Elimination Program Update.
   Executive Director Joseph Rivet updated the Board on the status of the two appropriations that fund the current blight elimination program.

8. Budget Update.
   Executive Director Joseph Rivet briefly reviewed updates to the FY2025 Budget. Helen Lehman moved to approve Resolution 2025-02 "Approval of Amended Budget for the Period FY2025" as presented. Dave Meninga seconded. Motion carried without dissent.

9. Detroit 5/50 Collection.
   Jay Rising, CFO of the City of Detroit, has spoken with Susan Corbin and acknowledged that 5/50 is owed. Consensus was to provide the City Treasurer and Mr. Rising a letter and invoice of the estimated amount.

10. Executive Directors Report.
    Joseph Rivet provided updates in the areas of legislative, new land banks, project updates and staff goals for this year.

11. Emerging Developer Loans.
    Joseph Rivet updated the Board on the status of the New E.R.A. housing development loan. A notice of loan default has been issued to New E.R.A.. The Alger County Land Bank loan may still lead to new development as the City of Munising has a potential new development partner.

    Amy Hovey left at 2:42 pm resulting in the loss of quorum.

12. Highland Park Update.
    SLBA staff and McKenna & Associates are collaborating on development planning for the city. The SLBA has also reached a Release Agreement for any outstanding sewer/drainage charges which was approved by the City of Highland Park on March 17, 2025.

    Also of note, SLBA staff have been working with the State of Vermont to assist in the creation of land bank legislation in that state.

13. Adjournment
    The Chair adjourned the meeting at 2:52 p.m.

STATE LAND BANK AUTHORITY

RESOLUTION

APPROVAL AND AUTHORIZATION TO ENTER INTO AN AMENDMENT TO THE AGREEMENT WITH GTJ FIELD SERVICES LLC FOR PROPERTY MAINTENANCE SERVICES

Resolution No. 2025-01

WHEREAS, the State Land Bank Authority (the "Authority" or "SLBA") was established by 2003 P.A. 258 (MCL 124.751 *et seq.* (the "Act")), as a public body corporate and politic, for the purpose of acquiring, assembling, disposing of, and quieting title to real property, including tax reverted real property, to foster the development of real property, and to promote economic growth in the State of Michigan;

WHEREAS, the SLBA is authorized by MCL 124.754(1)(d) to enter into contracts and other instruments necessary, incidental, or convenient to the performance of its duties and the exercise of its powers;

WHEREAS, the SLBA may, pursuant to MCL 124.756(1), manage, maintain, repair, secure, prevent the waste or deterioration of, and take all other actions necessary to preserve the value of the real property the SLBA holds or owns. The SLBA owns approximately 2,300 properties;

WHEREAS, a Request for Proposals ("RFP") was released by the SLBA on December 6, 2024 for maintenance services including mowing approximately 500 properties and removing snow from approximately 500 properties;

WHEREAS, GTJ Field Services LLC ("GTJ"), responded to the RFP with a per service bid that is estimated to total $600,000 annually and met all of the conditions and requirements set forth in the RFP. GTJ provides similar services to Fannie Mae, Freddie Mac, the Detroit Land Bank, the Wayne County Land Bank, the Bay County Land Bank, the Oakland County Treasurer, the Oakland County Land Bank and the City of Detroit, to name a few entities. GTJ has provided these maintenance services to the SLBA since 2015;

WHEREAS, the prior maintenance contract with GTJ was set to expire on January 31, 2025, the total contract price was estimated to exceed the Authorized Officers' authority, and the Board was not scheduled to meet until March, a new contract was executed with GTJ for $80,000 with the term of February 1, 2025 through April 30, 2026 ("Agreement");

WHEREAS, SLBA staff recommends that the SLBA Board of Directors authorize the Executive Director or Authorized Officers to negotiate and execute an amendment to the Agreement with GTJ increasing the contract amount to $600,000 (draft template is attached).

NOW, THEREFORE, BE IT RESOLVED, the SLBA Board of Directors authorizes the Executive Director or Authorized Officers to negotiate and execute an amendment to the Agreement with GTJ increasing the contract amount to $600,000 (substantially similar to the attached draft template); and to take such other actions as the Executive Director or Authorized Officers deem appropriate, consistent with this resolution.

APPROVED

Ayes: Susan Corbin, Amy Hovey, Dave Meninga (designee for Quentin Messer Jr.), Helen Lehman

Nays: None

Recused: None

Lansing, Michigan,

March 19, 2025

STATE LAND BANK AUTHORITY

RESOLUTION

APPROVAL OF AMENDED BUDGET FOR THE PERIOD FY2025

Resolution No. 2025-02

WHEREAS, the State Land Bank Authority (the "Authority") was established by 2003 P.A. 258 (MCL 124.751 *et seq*. (the "Act")), as a public body corporate and politic, for the purpose of acquiring, assembling, disposing of, and quieting title to property, including tax reverted property, to foster the development of property, to promote economic growth in the State of Michigan, and as otherwise provided in the Act;

WHEREAS, the Legislature by 2024 P.A. 121 has appropriated to the Authority for the period October 1, 2024 through September 30, 2025, the total amount of $6,397,900.00, including federal funds, for personnel costs, the administration of the Authority, Environmental Protection Agency grants, and for expenditures consistent with the purposes of the Act;

WHEREAS, the appropriation to the Authority for the period October 1, 2024 through September 30, 2025, not committed to federal programs consists of $2,027,400.00 from the general fund and $3,370,500.00 from the Land Bank Fast Track Fund;

WHEREAS, at its September 25, 2024 meeting, the Board passed Resolution 2024-06, which approved the sources and proposed budget for the use of funds by the Authority for the period October 1, 2024, through September 30, 2025, and approved the associated work programs and projects to be carried out by the Authority during the fiscal year;

WHEREAS, the Authority has submitted to the Board for review and approval a proposed amended budget and work programs (attached hereto) outlining work and projects to be carried out by the Authority to meet its goals and objectives during the FY2025;

WHEREAS, the proposed amended budget outlines the source and use of funds to be used to cover personnel costs, contractual services, maintenance, title clearance, professional fees, and other operational costs for the fiscal year; and

WHEREAS, the Board, after review and discussion, concurs with the sources and use of funds in the proposed amended budget and work programs as presented.

NOW THEREFORE, BE IT RESOLVED, that the Board hereby approves the sources and proposed amended budget for the use of funds by the Authority for the period October 1, 2024, through September 30, 2025, and hereby approves the associated work programs and projects to be carried out by the Authority during the fiscal year; and

BE IT FURTHER RESOLVED, that the Authority's Authorized Officer is hereby authorized to take all actions necessary and consistent with the amended budget and its implementation.

APPROVED

Ayes: Susan Corbin, Amy Hovey, Dave Meninga (designee for Quentin Messer Jr.), Helen Lehman

Nays: None

Recused: None

Lansing, Michigan

March 19, 2025