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

Wednesday – September 17, 2025 – 2:06 p.m.
MSHDA Building
735 E Michigan Avenue, Lansing, Michigan 48909

Board Members Present:
John Grohn, Chair (designee for Susan Corbin)
Amy Hovey
Helen Lehman
Linh Song
Lisa Webb Sharpe

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

AG Office Staff Present:
Lisa Barwick

Absent:
Kylee Mitchell Wells
Michele Wildman (designee for Quentin Messer Jr.)

1. Call to Order
   John Grohn, Chair, called the meeting to order at 2:00 p.m.

2. Introduction of our new board member, Linh Song.

3. Roll Call
   Roll call taken. Quorum established.

4. Approval of Agenda
   The motion was made by John Grohn to approve the agenda as presented. Helen Lehman seconded the motion. Motion carried without dissent.

5. Approval of Meeting Minutes from June 18, 2025, meeting
   Amy Hovey moved to approve the minutes from the June 17, 2025, meeting. John Grohn seconded the motion. Motion carried without dissent.

6. Public Comment
   No public Comment.

7. Calendar of Meetings
   Helen Lehman moved to approve the Calendar of Meetings as presented. Linh Song seconded the motion. Motion carried without dissent.
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8. Blight Elimination Program Update.
   Executive Director Joseph Rivet updated the Board on the status of the current blight elimination program.

9. Detroit 5/50 Collection.
   Executive Director Joseph Rivet updated the Board on the status of the payment from the City of Detroit.

10. Executive Directors Report.
    Executive Director Joseph Rivet provided updates in the areas of legislative developments, new land banks, project updates, information regarding upcoming Michigan Land Bank Association (MLBA) conference and MLBA's grant request for funding next year.

11. Local Land Bank Operational Support Grant Proposal
    Executive Director Joseph Rivet reviewed the conceptual frameword of the proposed grant opportunity as step one in investing in the future of land banks at the city/county level.

12. Resolution 2025-06 – Approval of the FY2026 Budget
    Helen Lehman moved to approve Resolution 20025-06 as presented. Amy Hovey seconded the motion. Motion carried without dissent.

13. Resolution 2025-07 – Reappointment of Executive Director
    Amy Hovey moved to approve Resolution 2025-07 reappointing Joseph Rivet as Executive Director of the State Land Bank Authority for the next two years. Helen Lehman seconded the motion. Motion carried without dissent.

14. Emerging Developer Loans.
    a. New E.R.A. Community Group, Inc. Housing Development Loan. There is a possibility that the project may be able to continue under different ownership. Cinnaire has proposed a new developer which SLBA is reviewing.
    b. Alger County Land Bank Authority Loan. We continue to monitor the progress of the Munising Marketplace.

15. Video.
    The 'Evolution of Land Banks' video will be forwarded to Board members.

16. Adjournment
    John Grohn moved to adjourn the meeting. Amy Hovey seconded. Motion carried without dissent.

STATE LAND BANK AUTHORITY

RESOLUTION

APPROVAL OF BUDGET FOR THE PERIOD FY2026

Resolution No. 2025-06

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 Michigan Legislature has not yet passed a State Budget, nor a budget for the Authority;

WHEREAS, the Authority has submitted to the Board for review and approval a proposed 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 FY2026;

WHEREAS, the proposed 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 budget and work programs as presented;

WHEREAS, the proposed budget is presented to the Board subject to the Michigan Legislature passing and the Governor approving a budget for the State and the Authority;

WHEREAS, upon the approval of a State Budget, an amended Authority budget will be brought back to the Board for approval, if necessary.

NOW THEREFORE, BE IT RESOLVED, that the Board hereby approves the sources and proposed budget for the use of funds by the Authority for the period October 1, 2025, through September 30, 2026 subject to the Michigan Legislature passing and the Governor approving a budget for the State and the Authority, 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 approved budget and its implementation.

Ayes: John Grohn, Amy Hovey, Helen Lehman, Linh Song, Lisa Webb Sharpe

Nays: None

Recused: None

Lansing, Michigan
September 17, 2025

State Land Bank Authority - FY2026 Spending Plan/Project Plan

Administrative Costs - Appropriation 50750; Fund 2381	FY 2025 Adj Spending Plan	2025 Projected Total Expenditures		FY2026 TOTAL BUDGET
Salaries and Benefits	**$ 1,593,315.00**	**$ 1,552,785.60**		**$ 1,600,000.00**
Salaries, Wages & Benefits (SOM Employees)				
Office Operations	**$ 27,300.00**	**$ 16,886.40**		**$ 19,500.00**
Office Supplies/Pcard				$ 15,000.00
Mailing, Printing & Copying				$ 3,500.00
Other below:				$ 1,000.00
*Recording Fees (direct to Counties) (50*$30)*		$ -		$ 1,500.00
Miscellaneous Office		$ -		$ 5,000.00
Travel	**$ 16,100.00**	**$ 14,486.40**		**$ 11,100.00**
Travel & expenses				$ 11,100.00
Travel - Conferences, site visits, supervise proj, meet with stakeholders				$ 10,000.00
*SOM-Parking (4*$274.65)*				$ 1,100.00
Training	**$ 8,200.00**	**$ 621.60**		**$ 7,200.00**
Training				$ 7,200.00
CE Credits for Staff		$ -		$ 1,000.00
Misc training materials		$ -		$ 1,200.00
Conferences - specialized (other conferences in Travel)		$ -		$ 5,000.00
Advertising	**$ 22,000.00**	**$ 250.00**		**$ 22,000.00**
Marketing				$ 22,000.00
Exhibit/sponsor Conferences = $5K x 2		$ -		$ 10,000.00
Advertising		$ -		$ 2,000.00
MLBA Annual Conference Sponsorship = $10K		$ -		$ 10,000.00
Contractual, Professional Fees & Dues	**$ 1,761,400.00**	**$ 586,322.40**		**$ 2,817,062.91**
Legal				$ 50,000.00
Condo Development Review, QT & Litagation - 2 years + extension		$ -		$ 30,000.00
Davison St, Detroit Fees & expenses w/ AG handling		$ -		$ 10,000.00
*Other Quiet Title (2 * $2,500)*		$ -		$ 5,000.00
Miscellaneous Legal		$ -		$ 5,000.00
Federal Grant Dollar Consultant				$ 490,000.00
Direct Services to Subrecipients				$ 250,000.00
*Consultant Fees to close out Federal Grant ($40K *6 mo)*				$ 240,000.00
Recording Fees (12 * $350) {Simplifile}		$ -		$ 4,200.00
Appraisals		$ -		$ 20,000.00
Appraisals - Residential & Commercial		$ -		$ 20,000.00
Title Work		$ -		$ 8,000.00
*General Title Work ($300 * 10)*		$ -		$ 3,000.00
Update Davison Title Work		$ -		$ 5,000.00
Property Maintenance & Acquisition		$ -		$ 1,167,000.00
GTJ/Mowing Snow Removal Maintenance		$ -		$ 667,000.00
Property Acquisition		$ -		$ 500,000.00
Demolition expenses		$ -		$ 250,000.00
Residential Demo - Mio, Grand Ledge, Ithaca		$ -		$ 250,000.00
Strategic Planning Related Contracts		$ -		$ 75,000.00
Software		$ -		$ 23,362.91
ePP - $23,362.91 in 2023 & same for 4 more years		$ -		$ 23,362.91

Administrative Costs - Appropriation 50750; Fund 2381	FY 2025 Adj Spending Plan	2025 Projected Total Expenditures		FY2026 TOTAL BUDGET
Professional Fees		$ -		$ 5,000.00
Memberships		$ -		$ 4,500.00
OTHER NOT NOTED ABOVE:				
Information Technology	$ 45,100.00	**$ 44,059.20**		**$ 48,500.00**
IT/Telecom		$ -		$ 48,500.00
Telecommunications	$ 11,600.00	**$ 9,853.20**		**$ 11,600.00**
Telecommunications				$ 11,600.00
Buildings	$ 84,000.00	**$ 89,061.00**		**$ 24,740.00**
Buildings (Elliott Larson Space) $4,935/qtr		$ -		$ 19,740.00
Other: Utilities				$ 5,000.00
Grants ****loans allocated as grants*	$ 790,000.00	**$ 47,400.00**		**$ 2,290,000.00**
Michigan Land Bank Association Support Grant		$ -		$ 20,000.00
Highland Park Community Development Grant		$ -		$ 70,000.00
Local LB Operational Grants		$ -		$ 1,500,000.00
Housing Dev Loans - entered as grants in the financial system		$ -		$ 700,000.00
Civil Service Fee	$ 26,000.00	**$ 22,731.00**		**$ 26,000.00**
Civil Service Fee				$ 26,000.00
LEO Allocations	$ 68,000.00	**$ 76,527.00**		**$ 80,000.00**
LEO Finance/Marketing/Admin		$ -		$ 80,000.00
Treasury Investment Fees	$ 3,750.00	**$ 4,200.00**		**$ 4,500.00**
Treasury Investment Fees				$ 4,500.00
BUDGET GRAND TOTAL	**$ 4,456,765.00**	**$ 2,465,183.80**		**$ 6,962,202.91**

STATE LAND BANK AUTHORITY

RESOLUTION

REAPPOINTMENT OF EXECUTIVE DIRECTOR

Resolution No. 2025-07

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, in E.R.O. No. 2019-3, the SLBA Board is directed to appoint an individual to serve as executive director of the SLBA;

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 Board on September 27, 2023, voted to appoint Joseph Rivet as the executive director of the SLBA. Subsequently, a two (2) year Senior Executive Service contract was executed through the Civil Service Commission; and

WHEREAS, the SLBA Board has reviewed and evaluated Joseph Rivet's performance and desires to reappoint Joseph Rivet as executive director and have a new two (2) year Senior Executive Service contract issued or his current contract renewed or extended per Civil Service Commission procedures. All other necessary and appropriate steps consistent with this resolution are also authorized and approved.

NOW, THEREFORE, BE IT RESOLVED, the SLBA Board having reviewed and evaluated Joseph Rivet's performance, reappoints Joseph Rivet as executive director and authorizes that a new two (2) year Senior Executive Service contract be issued or his current contract renewed or extended per Civil Service Commission procedures. All other necessary and appropriate steps consistent with this resolution are also authorized and approved.

Ayes: John Grohn, Amy Hovey, Helen Lehman, Linh Song, Lisa Webb Sharpe

Nays: None

Recused: None

Lansing, Michigan
September 17, 2025