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

Wednesday – March 18, 2026 – 2:00 p.m.
Elliott-Larsen Building
320 S Walnut Street, Lansing, Michigan 48933

Board Members Present:
John Groen, Chair (designee for Susan Corbin)
Amy Hovey
Helen Lehman
Michele Wildman (designee for Quentin Messer Jr.)
Linh Song
Lisa Webb Sharpe

SLBA Staff Present:
Joseph Rivet
Patrick Ennis
Jim Tischler
Jeff Huntington
Linda Horak
Adam Robach
Ryan McNeil

AG Office Staff Present:
Lisa Barwick

Absent:
Kylee Mitchell Wells

1. Call to Order
   John Groen, Chair, called the meeting to order at 2:00 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 of June 18, 2025, meeting
   Amy Hovey moved to approve the minutes of the September 17, 2025, meeting. John Groen seconded the motion. Motion carried without dissent.

5. Public Comment
   No public Comment.

6. Budget Update
   Executive Director Joseph Rivet reviewed the current status of the SLBA's budget. Spending is on target as budgeted.

7. Maintenance Contract:
   Amy Hovey moved to approve Resolution 2026-01 amending the current GTJ Field Services 2025-2026 contract amount to $800,000 and exercising SLBA's one-year extension option for the 2026-

2027 contract period in the amount of $650,000 as presented. Michele Wildman seconded the motion. Motion carried without dissent.

8. Blight Elimination Program Update
    a. Program Update: Reimbursements continue to progress and staff have been realigned to provide more resources to process them. Several subrecipients have expenditures less than budgeted and $1.2M was reallocated last week to subrecipients who can immediately utilize the funds.
    b. Lisa Webb Sharpe moved to approve Resolution 2026-02 authorizing an additional contract with Capital Access, Inc. utilizing SLBA funds to continue consulting services for the federally funded Blight Elimination Program as presented. Amy Hovey seconded the motion. Motion carried without dissent.

9. Housing Development Loans Program
    a. New E.R.A. Community Group, Inc. Housing Development Loan: Amy Hovey moved to approve Resolution 2026-03 authorizing the Executive Director to cancel the loan and write off the balance as presented. Michele Wildman seconded the motion. Motion carried without dissent.
    b. An update on the status of the LincUp project request was provided.

10. Emerging Developer Loans:
    a. Alger County Land Bank Authority Loan. Michele Wildman moved to approve Resolution 2026-04 authorizing the Executive Director to cancel the loan and write off the balance with modifications to indicate that the write off is contingent upon the receipt by SLBA of sufficient documentation of the expenses incurred on the project pre-development and paid for with the loan. Amy Hovey seconded the motion. Motion carried without dissent.

11. Elberta Commons Project
    Executive Director Joseph Rivet provided an update on the activities of the Elberta Community Involvement Committee, the predevelopment agreement with Artemis Development that has been executed, and a brief outline of the next steps forward in the development.

12. Executive Directors Report.
    Executive Director Joseph Rivet provided updates in the areas of SLBA team goals, the intake of over 100 DNR properties, two new land banks in the process of forming, and updates on several projects in their early stages. Further, the Executive Director also brought up discussions being held with both EGLE and several local jurisdictions on what role, if any, SLBA could play in facilitating the clean up and development of certain contaminated properties so they can be returned to productive use.

13. Local Land Bank Capacity Building Program.
    a. Helen Lehman moved to approve Resolution 2026-05 authorizing the creation and funding of a five-point strategic plan to build capacity at the local land bank level as presented. Michele Wildman seconded the motion. Motion carried without dissent.

14. Adjournment
    Michele Wildman moved to adjourn the meeting. Helen Lehman seconded. Motion carried without dissent.

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 AND EXERCISE EXTENSION

Resolution No. 2026-01

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, after responding to a Request for Proposals ("RFP") for maintenance services the SLBA Board of Directors authorized the Executive Director or Authorized Officers to negotiate and execute an Agreement with GTJ Field Services LLC ("GTJ") in the contract amount totaling $600,000. The executed contract ("Agreement") also contained an option to be extended for one (1) year (the "Option");

WHEREAS, due to weather and other conditions, the Agreement with GTJ needs to be increased by $200,000 to a total of $800,000;

WHEREAS, the Agreement with GTJ is set to expire on April 30, 2026;

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 Agreement amount to $800,000. SLBA staff also recommends that the SLBA Board of Directors authorize the Executive Director or Authorized Officers to exercise the Option and negotiate and execute an amendment to the Agreement with GTJ extending the Agreement for an additional year at $650,000.

NOW, THEREFORE, BE IT RESOLVED, 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 Agreement amount to $800,000; to exercise the Option and negotiate and execute an amendment to the Agreement with GTJ extending the Agreement for an additional year at $650,000; and to take such other actions as the Executive Director or Authorized Officers deem appropriate, consistent with this resolution.

Ayes: John Groen, Amy Hovey, Helen Lehman, Michele Wildman, Linh Song, Lisa Webb Sharpe

Nays: None

Recused: None

Lansing, Michigan
March 18, 2026

STATE LAND BANK AUTHORITY

RESOLUTION

AUTHORIZATION TO CONTRACT AND FUND TECHNICAL ASSISTANCE FOR THE BLIGHT ELIMINATION GRANT PROGRAM

Resolution No. 2026-02

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 124.754(l), do all other things necessary or convenient to achieve the objectives and purposes of the authority or other laws that relate to the purposes and responsibility of the authority;

WHEREAS, pursuant to 2023 P.A. 1, Seventy-Five Million ($75,000,000.00) Dollars from the American Rescue Plan Act were appropriated to SLBA for a Blight Elimination Grant Program. These funds were distributed to land bank authorities and local units of government to address blighted properties (collectively the "Blight Elimination Program" or "BEP") as provided in the legislation and authorized by the SLBA Board of Directors;

WHEREAS, the BEP funds were to be obligated by August 1, 2024, and the grant projects completed by September 30, 2026. The SLBA prepared grant agreements for the grant awardees to execute which required that the BEP grant funds be used as provided in the state legislation and in compliance with the numerous federal SLFRF regulations;

WHEREAS, the SLBA and the SLBA Board of Directors finds that technical assistance for the grantees is necessary and appropriate to maintain BEP compliance;

WHEREAS, the SLBA has contracted with Capital Access, Inc. to provide technical assistance by utilizing program administrative funds, but these funds have been exhausted. The SLBA Board of Directors finds that technical assistance is of great value and should be continued; and

WHEREAS, the SLBA staff recommends that the SLBA Board of Directors authorize the Executive Director and/or Authorized Officers to enter into a contract with Capital Access, Inc. to continue to provide technical assistance to grantees/subrecipients of the BEP in the amount of $650,000 to be paid from SLBA funds and to do all other things reasonably necessary and appropriate for the administration of the BEP and these grants consistent with this Resolution.

NOW, THEREFORE, BE IT RESOLVED, the SLBA Board of Directors authorize the Executive Director and/or Authorized Officers to enter into a contract with Capital Access, Inc. to continue to provide technical assistance to grantees/subrecipients of the BEP in the amount of $650,000 to be paid from SLBA funds and to do all other things reasonably necessary and appropriate for the administration of the BEP and these grants consistent with this Resolution.

Ayes: John Groen, Amy Hovey, Helen Lehman, Michele Wildman, Linh Song, Lisa Webb Sharpe

Nays: None

Recused: None

Lansing, Michigan
March 18, 2026

STATE LAND BANK AUTHORITY

RESOLUTION

CANCELLATION OF NEW E.R.A. COMMUNITY GROUP, INC. LOAN

Resolution No. 2026-03

WHEREAS, the State Land Bank Authority (the "Authority" or "SLB") 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, and to promote economic growth in the State of Michigan;

WHEREAS, the Authority pursuant to the Act may enter into contracts and other instruments necessary, incidental, or convenient to the performance of its duties and the exercise of its powers;

WHEREAS, the Authority pursuant to the Act may invest money of the Authority in instruments, obligations, securities, or property;

WHEREAS, by Resolution 2023-10 on September 27, 2023, the SLB Board of Directors approved and authorized a Housing Development Loan of up to $1,514,784 (the "Loan") for New E.R.A. Community Group, Inc. (the "Borrower"), along with other general terms which were outlined in a term sheet attached to Resolution 2023-10 (the "Term Sheet");

WHEREAS, by Resolution 2023-14 on December 6, 2023, the SLB Board of Directors approved an extension of the deadline to execute all final loan and security documents necessary to effectuate the Loan (the "Loan Documents");

WHEREAS, all Loan Documents were executed as of February 5, 2024;

WHEREAS, since the execution of the Loan Documents, the Borrower has failed to comply with their terms and conditions, including failure to repay the loan amount which was due on February 5, 2025. On May 1, 2025, the SLB sent a Default Notice to Borrower demanding payment by June 1, 2025;

WHEREAS, to date Borrower has failed to make the required payment, cure all defaults, or make any other arrangements; and

WHEREAS, the Authority staff recommends that the SLB Board of Directors authorize the Authority's Executive Director/Authorized Officer to take any and all actions to cancel the Loan and write off the outstanding balance internally but leave the Loan Documents in place. Additionally, the Authority staff recommends that in the event the Detroit Land Bank Authority ("DLBA") decides to pursue reconveyance or similar collection actions, then the Authority's Executive Director/Authorized Officer shall be authorized to release its mortgage or other action set forth in the Subordination Agreement with the DLBA (collectively the "Recommendation").

NOW, THEREFORE, BE IT RESOLVED, the SLB Board of Directors approves the Recommendation; and

BE IT FURTHER RESOLVED, the SLB Board of Directors authorizes the Authority's Executive Director/Authorized Officer to take any and all actions necessary to effectuate the Recommendation.

Ayes: John Groen, Amy Hovey, Helen Lehman, Michele Wildman, Linh Song, Lisa Webb Sharpe

Nays: None

Recused: None

Lansing, Michigan
March 18, 2026

STATE LAND BANK AUTHORITY

RESOLUTION

CANCELLATION OF LOAN TO ALGER COUNTY LAND BANK AUTHORITY

Resolution No. 2026-04

WHEREAS, the State Land Bank Authority (the "Authority" or "SLB") 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, and to promote economic growth in the State of Michigan;

WHEREAS, the Authority pursuant to the Act may enter into contracts and other instruments necessary, incidental, or convenient to the performance of its duties and the exercise of its powers;

WHEREAS, the Authority pursuant to the Act may invest money of the Authority in instruments, obligations, securities, or property;

WHEREAS, the Alger County Land Bank Authority (the "ACLBA") previously requested a direct loan for pre-development costs of up to $250,000, along with other general terms approved by Resolution 2022-02, on March 16, 2022; a supplemental request for an additional $125,000 for pre-development costs approved by Resolution 2023-06, on June 28, 2023; and another request for additional time to repay the loan which was approved by Resolution 2024-02, on June 12, 2024 (the "Loan");

WHEREAS, repayment on the Loan was to be made by June 8, 2025, however, ACLBA requested an extension on the repayment of the Loan which SLBA granted by Resolution 2025-03.

WHEREAS, on January 21, 2026, the ACLBA confirmed that the development is not going to proceed and requested that the SLB cancel its Loan to ACLBA and the Guaranty with Alger County (the "Request").

WHEREAS, the Authority staff recommends that upon ACLBA providing SLB with sufficient and satisfactory documentation of the predevelopment expenses incurred on the project and paid for with the loan proceeds, the SLB Board of Directors grant the Request, thus relieving ACLBA and Alger County from their financial obligations to the SLB; and

WHEREAS, the Authority staff further recommends that the SLB Board of Directors authorize the SLB to write off the Loan (the "Recommendation").

NOW, THEREFORE, BE IT RESOLVED, the SLB Board of Directors authorizes the Authority's Executive Director/Authorized Officer upon ACLBA providing SLB with sufficient and satisfactory documentation of the predevelopment expenses incurred on the project and paid for with the loan proceeds, to take all reasonable and necessary steps to grant the Request and implement and effectuate this Resolution, thus relieving ACLBA and Alger County from their financial obligations to the SLB; and

BE IT FURTHER RESOLVED, the SLB Board of Directors authorizes the Authority's Executive Director/Authorized Officer to take all steps reasonable and necessary to implement and effectuate the Recommendation.

Ayes: John Groen, Amy Hovey, Helen Lehman, Michele Wildman, Linh Song, Lisa Webb Sharpe

Nays: None

Recused: None

Lansing, Michigan
March 18, 2026

STATE LAND BANK AUTHORITY

RESOLUTION

LOCAL LAND BANK CAPACITY BUILDING GRANT AND LOAN PROGRAMS

Resolution No. 2026-05

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 is authorized by MCL 124.754(1)(g) to invest money of the authority, at the discretion of the board of directors ("Board") of the authority, in instruments, obligations, securities, or property determined proper by the Board;

WHEREAS, the SLBA is authorized by MCL 124.754(1)(h) to employ legal and technical experts, other officers, agents, or employees, permanent or temporary, paid from the funds of the authority;

WHEREAS, the SLBA is authorized by MCL 124.754(1)(i) to contract for goods and services and engage personnel as necessary and engage the services of private consultants, managers, legal counsel, engineers, accountants, and auditors for rendering professional financial assistance and advice payable out of any money of the authority;

WHEREAS, the SLBA may, pursuant to MCL 124.754(l), do all other things necessary or convenient to achieve the objectives and purposes of the authority or other laws that relate to the purposes and responsibility of the authority;

WHEREAS, the SLBA staff have recommended utilizing up to $1,500,000 as identified in the SLBA's FY2025-26 budget for the following Local Land Bank Capacity Building Grant and Loan Programs (collectively the "Programs"):

- Michigan Land Bank Association Support
- Technical Assistance
- Local Land Bank Operation Grants
- Local Land Bank Rehabilitation Revolving Loan Grants
- Local Land Bank Innovation Program/Project Grants;

WHEREAS, outlines of each of these Programs and proposed funding levels were presented to the Board and are attached to this resolution;

WHEREAS, the Board finds that the SLBA has sufficient funds for these Programs and that the Programs will substantially and materially assist the land bank community in the state to better perform their mission, achieve their objectives and purposes, foster the development of real property, and promote economic growth in the State of Michigan; and

WHEREAS, the SLBA staff recommend that the Board authorize the Executive Director and Authorized Officers to create, fund and administer these Programs, including entering into contracts, and grant and loan agreements, as necessary, and do all other things reasonably necessary and appropriate for the administration of the Programs consistent with this Resolution and the attached outlines.

NOW, THEREFORE, BE IT RESOLVED, that the Board authorizes the Executive Director and Authorized Officers to create, fund and administer these Programs, including entering into contracts, and grant and loan agreements, as necessary, and do all other things reasonably necessary and appropriate for the administration of the Programs consistent with this Resolution and the attached outlines.

Ayes: John Groen, Amy Hovey, Helen Lehman, Michele Wildman, Linh Song, Lisa Webb Sharpe

Nays: None

Recused: None

Lansing, Michigan
March 18, 2026