

Board Meeting Minutes
GENESEE COUNTY LAND BANK AUTHORITY
BOARD OF DIRECTORS
Feb 11th, 2026

Genesee County Land Bank Facilities

Board Members:

Present: Sam Muma, Pat Lockwood, Charles Winfrey, Beverly Brown, James Avery and Timothy Brooks

Absent: Dale Weighill,

Quorum present? Yes

Staff Present: Michael Freeman, Susan Stravato, Alexandria Riley, Carma Lewis, Nicholas Kedovary, Saquitta Poe, Robert Carroll & Yolanda Collins

I. WELCOME

- Meeting was called to order at 1:07 p.m. by Sam Muma

II. APPROVAL OF MINUTES

- Charles Winfrey made a motion to approve January 14th, 2026, meeting & Beverly Brown seconded. All were in favor. Motion carried.

III. PUBLIC None.

IV. COMMUNICATION

A. 2026 Board Schedule (2nd Wednesday 1pm)

B. 2026 Retreat (to be finalized)

V. REPORTS.

A. Audit FY 2024-2025-Action Required

Karen Shaik Presented: Charles Winfrey made a motion to approve the 2024-2025 Fiscal Year Audit and James Avery seconded. No discussion. All were in favor. Motion carried

B. Financial Report January 2026-Action Required

Susan Stravato presented: Charles Winfrey made a motion to approve the January 2026 Financial Report and Beverly Brown seconded. No Discussion Followed. All were in favor. Motion carried.

C. Sales Report January 2026-Action Required

Alexandria Riley presented: Beverly Brown made a motion to approve the January 2026 Sales Report and James Avery. No Discussion Followed. All were in favor. Motion carried.

V. Old Business

VI. New Business

A. Multiple Parcel Purchase -Action Required

Alexandria Riley presented: Maize Williams requested purchase of (47-31-131-015, 46-31-131-017,018) for \$400 cash. The purchase of three or more in 12 months require Board approval. Beverly Brown made a motion to approve the sale and Charles Winfrey seconded. No Discussion Followed. Motion carried.

B. Option Agreement- Action Required

Alexandria Riley presented: Allen Edwin Homes requested an option agreement of VL's (04-25-651-189,-198,-162,-199,-163,-185,-200,-184,-201,-165,-183,-202,-166,-182,-203,-167,-181,-204,-168,-145,-180,-145,-180,-205,169,-146,-179,-206,-170,-147,-178,-207,-171,148,-177,-208,-172,-149,-176,-209,-150,-173,-175,-210,-151).Option Agreements require Board approval. Charles Winfrey made a motion to approve the sale and James Avery seconded. Discussion Followed. Motion carried.

C. Purchase with Prior Foreclosure -Action Required

Alexandria Riley presented: Danelle Hemp requested purchase VL 41-08-136-032 The sale with prior foreclosure requires board approval. Charles Winfrey made a motion to approve the sale and James Avery seconded. No Discussion Followed. Motion carried.

D. Purchase with Prior Foreclosure -Action Required

Alexandria Riley presented: Everlasting MB Church requested purchase VL (46-36-152-026) The sale with prior foreclosure requires board approval. Beverly Brown made a motion to approve the sale and Pat Lockwood seconded. No Discussion Followed. Motion carried

E. Purchase with Prior Foreclosure -Action Required

Alexandria Riley presented: Danelle Hemp requested purchase VL (47-31-179-010) The sale with prior foreclosure requires board approval. James Avery made a motion to approve the sale and Pat Lockwood seconded. No Discussion Followed. Motion carried

F. Purchase with Prior Foreclosure -Action Required

Alexandria Riley presented: Leo McClain requested purchase VL 46-36-280-015 The sale with prior foreclosure requires board approval. Charles Winfrey made a motion to approve the sale and James Avery seconded. No Discussion Followed. Motion carried

G. Purchase with Prior Foreclosure -Action Required

Alexandria Riley presented: Tami McIntosh requested to purchase VL's 40-11-132-023,-024) The sale with prior foreclosure requires board approval. Beverly Brown made a motion to approve the sale and Charles Winfrey seconded. No Discussion Followed. Motion carried

VII Executive Director Report-Action Required

Michael Freeman presented: Charles Winfrey made a motion to approve the ED Report and Beverly Brown seconded. Discussion followed. Motion carried

VIII ADJOURN - Meeting was adjourned at 2:05 p.m. by Sam Muma

--Respectfully Submitted by Yolanda Collins