

# JACKSON COUNTY LAND BANK AUTHORITY

## MEETING MINUTES

### JANUARY 22, 2009

PRESENT: COFFMAN, FROUNFELKER, GUMBERT, DUCKHAM, SMITH, MAHONEY,  
CUNNINGHAM, TAYLOR

VISITORS: Carol Konieczki, Randy Treacher, and Adam Brown

ABSENT:

Meeting called to order by Coffman at 7:30 a.m.

Public Comment: None.

#### Approval of the Minutes

#### Neighborhood Stabilization Program – Carol Konieczki, Community Development

- July 2008 Congress passed funding for stabilizing neighborhoods - Neighborhood Stabilization program
- These dollars are specifically targeting Land banks
- Eligible activities include: Acquisition, Rehabilitation, Demolition, as well as maintenance of the
- City would like to partner with the Land Bank
- The City is targeting a specific area for these funds. They are looking at demolition of approximately 40 some homes including 6 land bank owned houses; and another 10 city wide.
- Discussion on the information provided.
- Ms. Konieczki advised that the City of Jackson is guaranteed \$1.7 million in funds through this program
- \$3 million dollars regionally is available
- The grant funds have to be committed within 12 months and spent down in 4 years.
- The City is also partnering with Community Action Agency, and Jackson Affordable Housing for down payment assistance
- This is a fast track program
- The city has targeted a specific area for acquisition of properties that has approximately 40 foreclosures. This area has some of the oldest housing stock in the city.
- West of Allegiance to Mechanic and Ganson to Pearl
- Acquisition would be the first consideration, then either rehab or demolish is the plan
- This plan does not address any infrastructure issues in these neighborhoods
- There are several programs that can be layered with these funds (i.e. Allegiance)

**Motion by Gumbert**, to move ahead and partner with the City of Jackson for the Neighborhood Stabilization program, **seconded by Mahoney. PASSED.**

**Motion by Mahoney**, to explore the County wide application for the Neighborhood Stabilization funds of \$3.2 million, **second by Gumbert. PASSED.**

#### Old Business

##### Brown Road sale.

- The Board has not taken final action as to how to proceed with this sale. Gumbert provided a status update. The original offer was \$5,000 from the buyer. The final agreed upon offer was \$5,500 to cover expenses incurred by Gumbert to facilitate this sale.
- The property is of no value; it is not buildable; no driveway

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**Motion by Taylor**, to move forward on the sale of this property for the agreed upon price of \$5,500 with \$500 of the sale to cover the costs incurred to DeAnn Gumbert, **support by Duckham**. Discussion about the perceived conflict of interest. Coffman suggested that the board work to create policy. **Gumbert abstains. PASSED.**

- Duckham expressed concern that the board needs policy to prevent this in the future.

**Conflict of interest.**

- At the last land bank meeting in November, a document was presented by board member Gail Mahoney requesting to purchase property. The board approved that transfer of property. Several board members expressed the perceived conflict of interest. The then Chairman of the Board, Jan Rochefort, prepared and sent an email with her concerns to the land bank board.
- Discussion about how to handle the current inventory of property.

**Mahoney withdraws her request to purchase properties on Addison. Thereby the original motion from November 13<sup>th</sup>, 2008 has been withdrawn.**

- Taylor suggested that quiet title action needs to be done first.
- Suggestion to list all properties on a website, post the property, set minimum bids, side lot if applicable.
- Duckham asked if we have a policy manual.
- Gumbert and Taylor suggest the need for staff to move the land bank mission forward.
- Coffman will research how other land banks solve staffing issues.

**Ethics policy**

- Coffman presented the County Code of Ethics
- Frounfelker suggested that we at the very least should adopt the existing County Code of Ethics.

**Motion by Frounfelker**, to accept the County Code of Ethics policy, **seconded by Gumbert. PASSED.**

**New Business**

Goals for 2009

- Request to have each board member prepare goals for the next meeting.

**Next meeting is scheduled for February 12<sup>th</sup> @ 7:30 am, room 101 Jackson County Tower Building.**