

JACKSON COUNTY LAND BANK AUTHORITY
MEETING MINUTES
OCTOBER 21, 2010

PRESENT: COFFMAN, JESTER, KRUSE, MARTIN, BUTLER, DUCKHAM, CUNNINGHAM,
TAYLOR, FROUNFELKER , WILLIAMS
VISITORS: Randy Treacher, Eric Carlson.
ABSENT: MAHONEY

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

Public Comment: Eric Carlson present to speak about interest in property 2674 Bartlett in Henrietta township. Correspondence received prior to meeting and distributed to land bank board members. Mr. Carlson provided hard copy for all board members.

Approval of Minutes The minutes from September 16th were presented. **Motion by Frounfelker**, to accept the minutes from September 16th as presented, **seconded by Butler, PASSED.**

Center for Community Progress - Communication Strategies for Land Banks

- Coffman updated the board on a training opportunity. The session will be held Thursday, December 9th, from 8:30 am to 2:00 pm, in Lansing. Topics to include marketing and communications strategies.

Extended invitation to Community Action Agency and Habitat for Humanity for partnership

- Coffman reported that she has made contacts with Community Action Agency and Habitat for Humanity to introduce the Land Bank and welcome future partnerships for the community.

800 S. Mechanic

- Coffman reported to the board the email received from the City regarding pending demolition status on this structure. Since it is now owned by the land bank, the City needs to know if we wish to have the demolition completed.
- The cost for demolition is \$6,959.00.
- Duckham inquired if there were any NSP I dollars left to assist with the costs to demolish.

Motion by Cunningham, to have the City demolish the structure located at 800 S. Mechanic, per the bid proposal from the City, **support by Williams. YEAS: COFFMAN, JESTER, KRUSE, MARTIN, BUTLER, CUNNINGHAM, TAYLOR, FROUNFELKER , WILLIAMS. NAYS: DUCKHAM. PASSED.**

1604 First Street

- Coffman reported to the board the email received from the City regarding the partnership to utilize NSP dollars for rehabilitation on this property. The City requested that we quiet the title on this property which was done.
- Heather Soat from the City reported that MSHDA did not approve rehabilitation for NSP funding.
- Coffman asked how the board would like to proceed with this property.
- The land bank owns this property.

Motion by Taylor, to have the property inventory sub committee assess the property and bring back a recommendation to the full board, **support by Kruse. PASSED.**

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402 Douglas

- Coffman reported that she has been in contact with Jeremy Walker and will be scheduling a walk through of the house next week.

1025 S. Milwaukee

- Coffman reported that she has been in contact with a person interested in this property. She has an appointment to show the house today to the interested party.

Property Sub Committee Updates

- Met September 23rd - Jeff, Marv, and Dave toured properties
 - 980 Brentwood; 111 First St; 2674 Bartlett; 200 Elizabeth; 404 E. Golf; 210 W South; 1610 Leroy; 707 Edgewood; 708 Kennedy
- Met October 14th
- Marv prepared CMA's for properties
- Recommended list prices of the sixteen houses that we purchased this year.
- Also includes the four houses we previously owned.

BLACKMAN TOWNSHIP		Min Bid 7-27-2010	Recommend List Price
000-08-32-201-012-00	980 Brentwood	\$5,150.00	37,900
CONCORD VILLAGE/ TOWNSHIP			
017-11-34-128-003-00	111 First St	\$4,400.00	19,900
HENRIETTA TOWNSHIP			
000-04-08-378-004-00	2674 Bartlett	\$6,000.00	32,900
SANDSTONE TOWNSHIP/VILLAGE OF PARMA			
003-07-31-156-003-00	200 Elizabeth St.Parma 49269	\$15,000.00	27,900
SUMMIT TOWNSHIP			
205-13-23-158-018-00	404 E. GOLF JACKSON, MI 49203	\$5,200.00	24,900
CITY OF JACKSON			
3-234300000	402 DOUGLAS ST JACKSON MI	\$6,700.00	14,900
3-227500000	1231 GREENWOOD JACKSON MI	\$7,750.00	12,900
4-162100000	210 W SOUTH ST JACKSON MI	\$2,100.00	10,000
8-054000000	1610 LEROY ST JACKSON MI	\$10,500.00	14,900
8-078700000	707 EDGEWOOD ST JACKSON MI	\$6,200.00	14,900
8-137300000	708 KENNEDY ST JACKSON MI	\$4,350.00	14,900
8-261000000	1520 NEWTON ST JACKSON MI	\$700.00	12,900

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3-0153	710 Second St		14,900
4-0620	1002 South Jackson		5,900
4-1269	304 Harwood		9,900
5-0630	916 Francis St		4,000
	1025 South Milwaukee		
	229 West Biddle		
	1604 First Street		

Quiet Title

- Coffman reported that the sub committee had discussion about whether or not to quiet title on these new properties.
- Jester believes that we do not need to quiet title for vacant lots but that we should quiet title for houses.
- Jester met with Ron Ellison and they teleconferenced Lamont Title to discuss quiet title.
- Discussion on the costs for quiet title.
- Thomson 49 parcels not to exceed \$4,500 for the last batch of properties
- Once we get quiet title the property will be insurable
- Jester believes that to make the properties marketable we should quiet title.
- Have 16 new parcels - title insurance concerns.
- Butler tallied up the possible figure for sales of the 16 properties with the list prices \$224,000

Motion by Kruse, to accept the recommended list prices for the 20 properties per the CMA, support by Butler. PASSED.

- Discussion about how to make these properties available. Kruse suggested that we put these out on the website to make available.
- Timing issue with quiet title and listing on the website.

Motion by Taylor, to quiet title on all the listed parcels, 16 in count, with structures, support by Kruse. PASSED.

- Jester concerned that listing on the website may cause confusion for the public.
- Butler suggested that we list the properties with the quiet title pending.
- Jester will talk to some of the realtors to get their opinion on the process.
- Jester suggests that we take the four properties that we already have quiet title on, put them on the website, and use them as test run for the process.
- Martin asked about the threshold number according to our policies and procedures.

Motion by Jester, to wait until the quiet title process is complete before marketing them, support by Taylor. PASSED.

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- Martin inquired if there is something else that we can do to list the properties and their status. We should list them on the website to be transparent.
- Coffman suggested that the sub committee meet again to get the letter drafted to present to JARS for bid for limited services.
- Jester informed that he will follow up with the JARS to get their opinions and suggestions.
- Discussion about costs for the next batch of quiet title parcels with attorney Kevin Thomson.

Other Business

- Duckham inquired about the public comment from Mr. Carlson and if we can offer direction going forward.
- Randy Treacher reported to the board the status and information about the NSPIII dollars allocated to Jackson. The dollar award was \$1,300,000. Randy is going to make recommendation to partner with Community Action Agency. The guidelines include monies to be spent in non-urban areas; targeted areas; targeting those dealing with mortgage payment assistance before foreclosures; can include demolition but it has to be in a specific neighborhood.

Property subcommittee to meet Thursday, October 28th @ 9:00 am.

Adjournment

Adjourned by call of the chair at 8:54 a.m.

Next meeting is scheduled for Thursday, November 18, 2010 @ 7:30 am, room 101 Jackson County Tower Building.