

JACKSON COUNTY LAND BANK AUTHORITY
MEETING MINUTES
NOVEMBER 19, 2009

PRESENT: COFFMAN, KRUSE, JESTER, FORTRESS, DUCKHAM, MARTIN, TAYLOR, SMITH,
FROUNFELKER, MAHONEY, CUNNINGHAM

VISITORS: Randy Treacher

ABSENT: NONE

Meeting called to order by Coffman at 7:34 a.m.

Public Comment: None.

Approval of the Minutes The minutes dated October 15, 2009, were emailed and presented. **Motion by Fortress, to accept the minutes from October 15, 2009, as presented, support by Duckham, PASSED.**

Welcome new board member Marv Jester

- Appointed by BOC 10-20-09
- Mr. Jester was introduced and provided some background for the board. He has a real estate background of over 38 years.

Discussion of presentation on October 15th by Amy Hovey

- Duckham felt that it was time well spent. He learned more about the development opportunities that the Land bank can do and utilize.
- Kruse felt it was interesting and informative. He realized the importance of creating and developing the partnerships with multiple entities for development; as well as the financing that is available to land banks that is not available to other entities.
- Fortress felt it was informative and commented that probably having a staff person to tackle projects would be more helpful.
- Taylor was impressed with the number of projects and the scope of those projects that she spoke about during the presentation.
- Duckham commented on the condo projects and housing projects and how it would or would not fit the needs of this community.
- Mahoney spoke of a community wide workshop – Project Connect – by Goodwill that will be held on November 20th. This workshop will discuss issues of what housing in the community looks like right now for Jackson.
- Kruse stressed the importance of having a plan. Land use planning prior to acquisition is important. Kruse also stated that we should also improve communications with the City and the townships in the planning process for these parcels of land and viable uses for the properties.
- Land use planning is imperative for the board. Coffman commented that our Region II should be at the table for planning as we move forward.
- Martin commented on the quiet title process and the experiences and practices that Ms. Hovey has had in all of the projects that she has worked on.
- Still need to explore the best practices with regard to the quiet title process in general.
- Cunningham commented on the consultant and the projects that she has worked with.
- Martin inquired about the follow up to this presentation.
- Cunningham believes that we should have a milestone process by January.
- Coffman stated that the next steps would include goals, processes and time lines.

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JBRA / JCLBA Cooperative Agreement for Managing Brownfields in City

- Coffman updated status of this process.
- Laying down the groundwork and framework for Land Bank and the Jackson Brownfield Redevelopment Authority working cooperatively as it relates to acquisition of property and planning of properties with the land bank.
- Frounfelker talked about the natural collaborative and cooperative relationship between the JBRA and the JCLBA and their missions within the community.
- Next meeting is scheduled for November 24th, @ 8:00 am on the 3rd floor of City Hall. All board members are welcome to attend.
- Martin has reviewed the document and the document as it is drafted is confusing.
- Discussion and review of the draft document.
- Coffman clarified the function of a brownfield plan; the intent is to include our entire property inventory to leverage acquisition costs, demolition costs for example.
- Frounfelker states that this draft is trying to be too specific on the process; too much minutia. It appears that this document is blending two procedural perspectives – the land bank and JBRA.
- Martin commented that the process is too detailed and loses the cooperative, partnership intent.
- Coffman reminded the board that this is just a draft document and we have the ability and time to edit and change the draft to get closer to the partnership intent.

Inventory Update

- Coffman presented the listing of foreclosed properties from 2008, foreclosed properties from 2009 and the current property inventory.
- The sub committee will meet to discuss and present a recommendation for the next scheduled meeting.
- There are 4 houses: 710 Lansing, 1002 S. Jackson, 304 Harwood, 916 Francis Street as listed on 2009 foreclosure listing.
- Kruse asked if we could set the meeting asap.
- Taylor commented that we should look to transfer ownership by year end to avoid next years assessment of taxes.
- Kruse inquired if Marv Jester would consider serving on this sub committee.
- Frounfelker commented that 514 Jay St should be transferred for future development concerns.

Other Business

- Coffman inquired if the meeting times and days are still okay for 2010.

Motion by Mahoney, to approve 2010 meeting schedule as presented, support by Taylor. PASSED.

Adjournment

Next meeting is scheduled for Thursday, December 17th @ 7:30 am, room 101 Jackson County Tower Building.