

JACKSON COUNTY LAND BANK AUTHORITY
MEETING MINUTES
DECEMBER 18, 2014

PRESENT: COFFMAN, KRUSE, ALEXANDER, JESTER, TAYLOR, FROUNFELKER, DUCKHAM,
MARTIN, RICE
VISITORS: TODD BRITTAN
ABSENT: CUNNINGHAM, SPINK

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

Public Comment:

- None.

Approval of Minutes: The minutes from November 20, 2014, were emailed and presented. **Motion by Kruse,** to approve and accept the minutes from November 20, 2014, **support by Duckham, PASSED.**

Property Inventory Sub Committee updates:

Subcommittee met Monday, December 15, 2014 – Coffman, Kruse, Taylor, Jester and Shelly Kasprzycki

- Shared with Shelly the details about the offer to purchase 200 W South from last month's meeting.
- Discussion about how to proceed with this house.
- The land bank purchased this house for \$5,250.00.

Recommendation by the subcommittee to accept the proposed offer from the City of Jackson to purchase the house located at 200 W South Street for \$10,000.

- Discussion and review of the agreement to purchase presented by the City of Jackson County
- Title of the property – section 4 -- transfer of the property would be by a quit claim deed; it is not our intent to quiet the title; we will not provide an owner's policy
- The section 11 on the closing needs to be changed to reflect the quit claim deed.
- Martin asked about paragraph 3 on the proposed document.
- Need to check on the taxes that are due on this property- winter.
- To close after 12-31-2014.
- The City intends to demolish this house.

Motion by Rice, to accept the proposal by the City of Jackson to purchase the house located at 200 W South Street in the amount of \$10,000.00 as proposed, with the necessary changes in section 4 and section 11 made per the board discussion **support by Martin, Taylor abstains. PASSED.**

2521 Overhill in Summit –

- Discussion of the Memorandum of Understanding (MOU) drafted by Kate Martin. Shelly needs time to review and make revisions. Coffman needs to ask a question regarding insurance coverage.
- The subcommittee will continue to meet, discuss and revise the current MOU till both parties are agreeable. We hope to have this complete at the next full board meeting in January.
- Discussed the tentative draft budget for this project. We stressed to Shelly that we would like to ensure that we receive some compensation at the time of closing. We need to tweak the figures that Shelly

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presented. Discussion on the funding model for this project. This could include seeking corporate support. More to come.

- Discussed that we have no immediate or pressing timeline for this project. We want to make sure that we take the time to create a positive partnership that is mutually beneficial for both parties. Shelly stated that she wants to make this partnership work for both entities.
- We continued to discuss the proposed tentative budget; some questions that we need to ask of Shelly include: no consideration for the purchase of the house, the land and the maintenance of the house.
- Marv shared with us the comps that he pulled for houses in that area. The range was \$12,000 to \$43,000.
- The LB has \$4,150 in the purchase price right now; we plan on putting in another \$10,000 or so for the roof, the removal of the tree and other maintenance.
- Discussion of selling the house outright because the costs needed might be too high with little to no return to the LB.
- Coffman reminded that the Board already approved to proceed with the partnership with Habitat for Humanity.
- No recommendation was discussed to bring forward for board approval.
- We still have a lot of unanswered questions and still items that we need to resolve. The land bank purchased this house for \$4,150.00.
- To date we have expended \$600.00 for tree removal.
- Still working on roofing bid because it did not include soffit venting. Need to check with HH to see if their crew can take care of this when the siding on the house is done. Discussion about the timing to get the roof complete and the venting concerns.
- Power is on, gas is on and house is winterized.
- Martin asked if we could end up just selling it to Habitat for Humanity outright. It is an option but Shelly has told us that she does not have the dollars for acquisition.
- Jester believes with the roof replaced and the garage repaired could get up to \$24,900 if we were to sell it.

14086 Curtis Road in Grass Lake --

- Marv shared the comps that he pulled for houses in this area. The township assessed the house at \$105,000. The range of comps (4) was \$64,000 to \$200,000.
- Discussion about selling the house as is. Jester thinks that we could list it for \$39,900.
- There are about 7-8 outbuildings (barns, etc.) on this property with approximately 2.5 acres. The land value is the most attractive feature for this property.
- The land bank purchased this house for \$7,700.
- To date we have expended \$726.46 (\$450 for tree removal and \$279.46 for winterizing)
- Discussion about the RFQ for full real estate services.
- Marv will contact Melissa Tee of the Realtors Association to put this out for bid on the MLS.

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- We have three houses that we could sell pending board approval -
14086 Curtis Road; 246 Griswold; 400 Fourth St

Recommendation by the subcommittee to list the house located at 14086 Curtis Road with a realtor on the MLS and sell the house “AS IS” for the asking price of \$39,900.

Motion by Martin, to accept the recommendation of the property subcommittee to list the house located at 14086 Curtis Road, to sell the house “AS IS” through a realtor, for the asking price of \$39,900, **support by Rice. PASSED.**

246 Griswold in the City –

- Marv shared the comps that he pulled for houses in this area. The range of comps (5) was \$14,900 to \$32,000.
- Discussion about selling the house utilizing a realtor with the asking price of \$24,900.
- The land bank purchased this house for \$3,000.
- To date no other expenses incurred.
- Power is on, gas is on, and furnace is working.
- Discussion about the request from the City of Jackson to purchase this house for \$10,000.
- Rice asked why we should not sell this to the City.
- Kruse answered that the house is in pretty good condition as it is. If we sell it to the City, the intent is to demolish the house. Discussion.

Recommendation by the subcommittee to not approve the sale of this house to the City of Jackson and reject this offer.

Motion by Alexander, to support the recommendation from the property subcommittee to not approve the sale of 246 Griswold to the City of Jackson and reject their offer of purchase, **support by Duckham, Frounfelker and Taylor abstain. PASSED.**

Recommendation by the subcommittee to list the house located at 246 Griswold with a realtor on the MLS and sell the house “AS IS” for the asking price of \$24,900.

- Kruse asked if we could amend the next recommendation from the property subcommittee to add flooring and whatever improvements needed to ensure that prospective buyers have the ability to finance the sale, all improvements done not to exceed \$5,000, and to list with the realtor to put on the market with a 60 days home owner occupied requirement.
- Duckham suggested this property to be sold on a land contract.

Motion by Kruse, to support the recommendation from the property subcommittee to list the house at 246 Griswold with the realtor, on the MLS, after we add flooring and whatever improvements needed to ensure that prospective buyers have the ability to finance the sale, all improvements done not to exceed \$5,000, a with a 60 days home owner occupied requirement, **support by Duckham. PASSED.**

2529 Norwood in Summit –

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- Marv shared the comps that he pulled for the houses in this area. The range of comps (3) was \$49,900 to \$59,000.
- The land bank purchased this house for \$5,050.
- To date no other expenses incurred.
- Power is on, gas in on, and the heat will be on today.
- Jester believes that this house could be sold for \$15,900 to \$19,900.
- Possibility to work with Habitat for Humanity on this house.

400 Fourth St in the City –

- This property was a donation from Wells Fargo (\$7,500 cash payment)
- Roofing project bid has been let to May's construction. They have not yet started. Hope to complete the week between Christmas and New Year's weather permitting.
- To date we have expended \$3,579.50 (1/2 the total cost of the roofing bid) and \$1,450 for water heater and service to the furnace.
- Power is on, gas is on, and furnace is working.

Jennings and Bellrose demolition in Leoni –

- The demolition and removal of trailers on these lots are now complete. The lots have been seeded and straw spread.
- The wells located on these properties have been abandoned.
- The land bank purchased Jennings for \$2,200 and Bellrose for \$3,200.
- Total expenses incurred to date for both properties are \$21,800 to Bailey's Excavating.

National Community Stabilization Trust Donation program

- Received a new notification of a donation property for consideration on Monday, December 15th.
- Property is located on 2317 West Franklin Street.
- Taylor did some very preliminary investigation on this property. The subcommittee needs to request to access the property for further inspection.
- More information needs to be collected before we can either accept or reject this offer.
- The deadline for me to respond with a disposition is 12-25-2014.

Motion by Taylor, to allow the property subcommittee the ability to approve the acquisition and to accept the donation at no cost, the property located at 2317 West Franklin Street, upon further inspection of the interior and exterior if the property is in good condition, **support by Rice, PASSED.**

Motion by Alexander, to go out for a request for proposal and quote for full service real estate services, with the intent to list and sell the properties 14086 Curtis Rd, 246 Griswold, and 400 Fourth St., on the MLS, **support by Kruse, PASSED.**

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Other Business

- Jester questioned the 2015 proposed schedule for land bank meetings.
- Alexander sincerely thanks the property subcommittee for all of the work that they do to move the land bank forward.
- Kruse stated that as we precede forward working on these houses and the time these projects will require and construction management involved, we may need to consider hiring persons to do this work.
- Duckham inquired about the vacant lots the County has. Discussion about the vacant lots in the County and with the land bank as well.

Adjournment

Adjourn by the call of the chair at 8:42 a.m.

Next meeting is scheduled for Thursday, January 15, 2015 @ 7:30 am, room 101 Jackson County Tower Building.